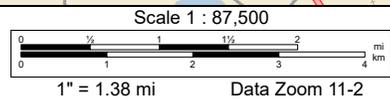


Subject Parcel
273121-000000-044130

Data use subject to license.

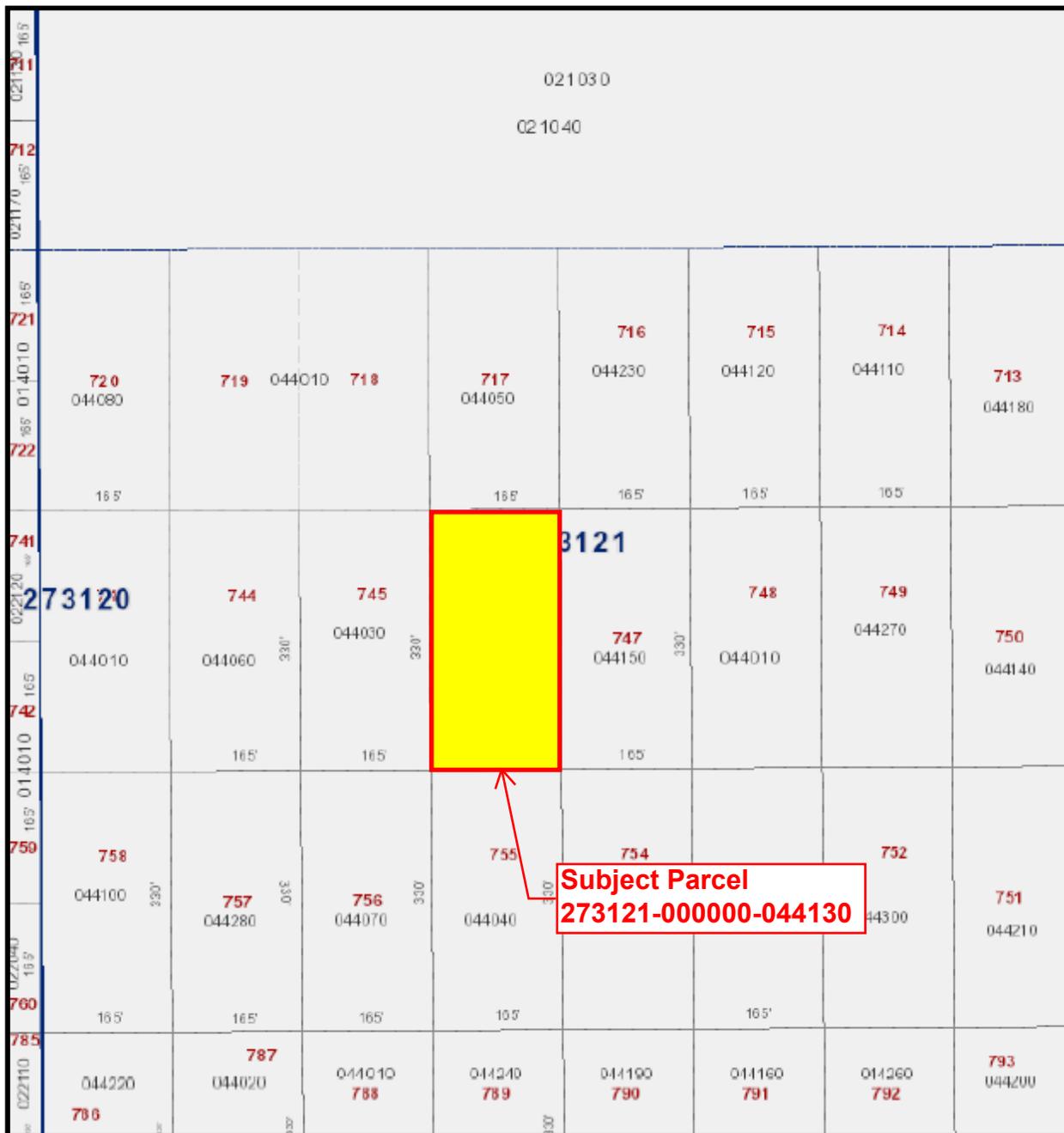
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SECTION 21, TOWNSHIP 31 SOUTH, RANGE 27 EAST





Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273121-000000-044130

LAND PURCHASE AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this 9th day of May, 2023, between Nancy A. Nolette, as successor Trustee of the Edmund J. Nolette Revocable Trust, dated November 29, 1989, as amended, whose mailing address is P.O. Box 61638, Boulder City, Nevada 89006-1638, hereinafter referred to as "Owner", and POLK COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Bartow, Florida 33831-9005, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS Owner agrees to sell to Purchaser and Purchaser agrees to purchase from Owner the land identified as Parcel ID Number 273121-000000-044130, located in Polk County, Florida, as further described in Exhibit "A", together with all improvements, easements, and appurtenances, (collectively, the "Property"), in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of \$2,500.00 Two Thousand, Five Hundred Dollars).
- (b) Purchaser shall pay unto the Owner the total sum of \$2,500.00, by County Warrant, within ninety (90) days from the date hereof upon simultaneous delivery of such instrument of conveyance. Any improvements or personal property not removed from the Property by closing shall be considered abandoned by the Owner.
- (c) Owner shall be responsible for the payment of any past due property taxes or current property taxes for which tax bills are available. Purchaser will be responsible for current year taxes for which no tax bill is available yet (if any) pro-rated through the date of closing. Purchaser shall be responsible for the recording of the deed of conveyance.
- (d) Owner shall be responsible for the payment of all real estate fees or commissions due, if any, and any payment(s) due will be deducted at closing from Owner's proceeds. Purchaser represents it has not incurred the services of a broker.

(e) Owner agrees and expressly acknowledges that the monies paid, and other consideration given in accordance with this Agreement is just and full compensation for all property interest and/or claims arising from this acquisition and no other monies including fees and/or costs are owed by the County to Owner.

- **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed in their respective names on the date shown above.

PURCHASER:
POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

By: Christine L. Eisenhauer
Christine L. Eisenhauer, Professional
Real Estate Services

OWNER:

By: Nancy A. Nolette
Nancy A. Nolette as successor trustee of
the Edmund J. Nolette Revocable Trust,
dated November 29, 1989, as amended

APPROVED BY:

R. Wade Allen 5/17/23
R. Wade Allen, Administrator
Real Estate Services

Exhibit "A"

Tract No. 746: The East 165 feet of the West 660 feet of the North 330 feet of the South 990 feet of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 31 South, Range 27 East. The North 30 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. # 273121-000000-044130

Being the same property as described in that certain Warranty Deed as recorded in Official Records Book 04447 at Pages 0998 through 1000 of the Public Records of Polk County, Florida.