

Section 21, Township 27 South, Range 23 East

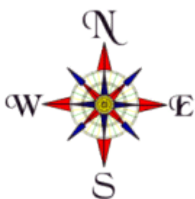
Subject Area

Huntington Hills Golf and Country Club

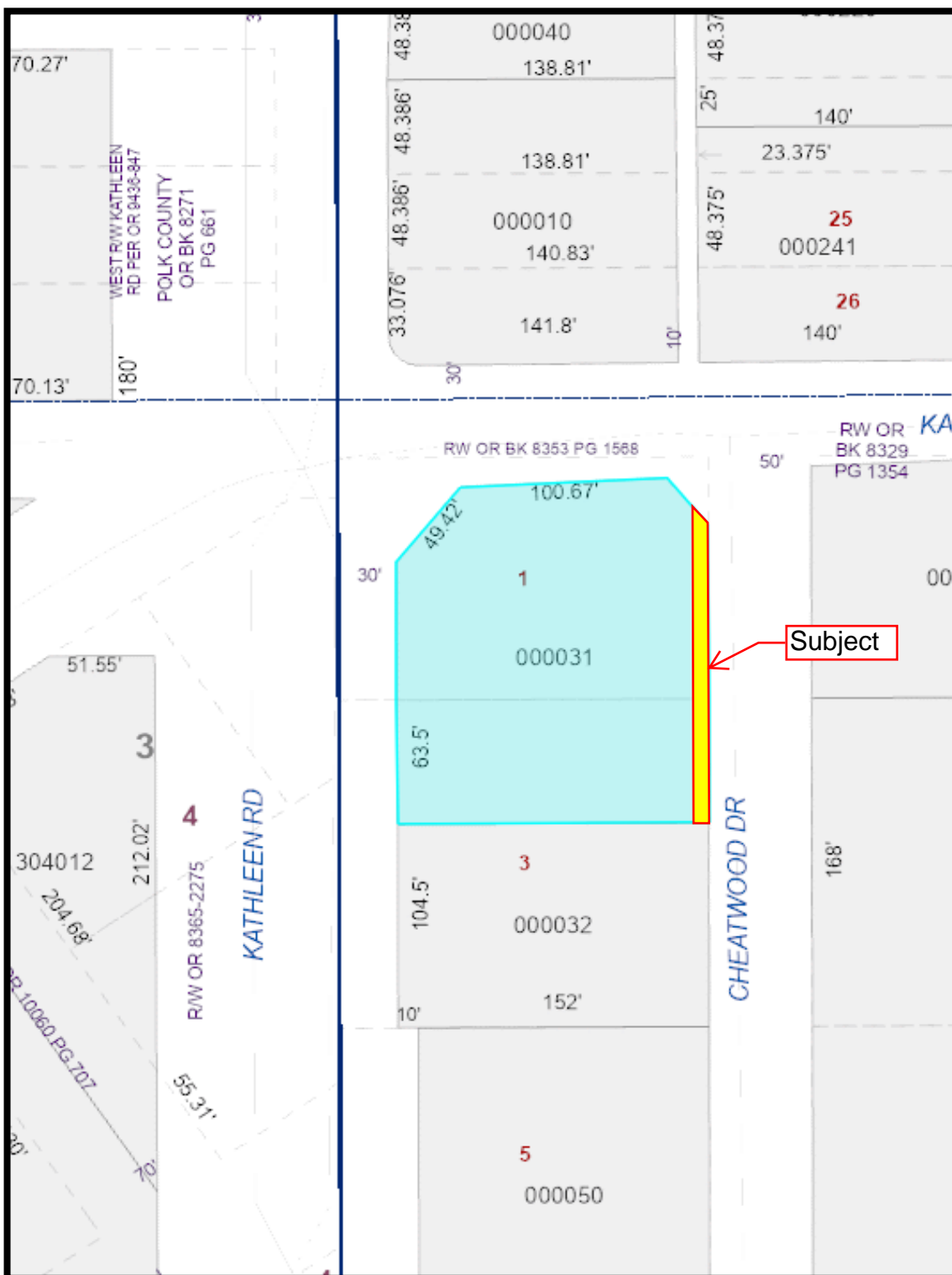


Hidden Lake

Kathleen



SECTION 21, TOWNSHIP 27 SOUTH, RANGE 23 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – Cheatwood Dr R/W
LDNON-2026-43 Dunkin Kathleen

Parent Parcel ID No.: 232721-006000-000031

QUIT CLAIM DEED

THIS INDENTURE, made this 10 day of June, 2026, between **DIYA REALTY LLC**, a Florida limited liability company, whose address is 6317 Kathleen Road, Lakeland, Florida 33811, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

[Signature]
Witness #
JAWISA DICKERSON
Print Name

2245 NEW TAMPA HWY
Address WALDLAND FL 33815

[Signature]
Witness #2
Antashia Smith
Print Name

3520 Victoria Manor LN 205
Address

DIYA REALTY LLC, a
Florida limited liability company

By: [Signature]
Kareem Mustafa,
Authorized Member

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of June, 2026, by Mustafa, Kareem, as Authorized Member of Diya Realty LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



[Signature]
Notary Public
Lauren Gadd
Printed Name of Notary

HH 694229 8.26.2029
Commission Number and Expiration Date

SKETCH AND DESCRIPTION

SECTION 21, TOWNSHIP 27S, RANGE 23E. POLK COUNTY, FLORIDA

DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 63.5 FEET OF LOT 3 OF "STRICKLAND LUMBER CO.'S ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 33 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. RUN S89°46'19"W A DISTANCE OF 7.91 FEET; RUN THENCE N00°25'55"W A DISTANCE OF 162.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF KATHLEEN PINES AVE; RUN THENCE S41°01'20"E A DISTANCE OF 31.88 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CHEATWOOD DR; RUN THENCE S00°04'31"E A DISTANCE OF 152.51 FEET ALONG THE WEST RIGHT RIGHT OF WAY LINE OF CHEATWOOD DR TO THE POINT OF **BEGINNING**.

AREA OF RIGHT OF WAY DEDICATION ±1325 S.F. OR ±0.030 ACRES.

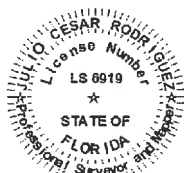
BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S00°04'31"E FOR THE WEST RIGHT OF WAY LINE OF CHEATWOOD DR, AS DEPICTED ON THE MAP OF SURVEY, SAID LINE TO BE CONSIDERED A WELL ESTABLISHED AND MONUMENTED LINE.

ABBREVIATIONS

- (C)=CALCULATED
- (R)=RECORD
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P = FOUND IRON PIPE
- TWS = TOWNSHIP
- RNG = RANGE
- SF = SQUARE FEET
- P.O.B = POINT OF BEGINNING

Digitally signed by
Julio C Rodriguez
Date: 2026.06.11
'11:17:18 -04'00



LB 8195

EXHIBIT "A"

SHEET 1 OF 2 SHEETS

"THIS IS NOT A SURVEY"

"INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH"

6528 U.S. 301 UNIT 106
RIVERVIEW, FL. 33578
L.B. 8195 - L.S. 6919
contact@gpsflorida.net



GPS
GLOBAL PROJECTS SURVEYING

PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3483
FAX: (813) 398-0111
www.gpsflorida.net

DATE PREPARED: 05/22/2026
DATE UPDATE: 06/11/2026
DATE SIGNED: 06/11/2026

PROPERTY ADDRESS:
6317 KATHLEEN RD, LAKELAND, FL 33810

PARCEL ID:
23-27-21-006000-000031

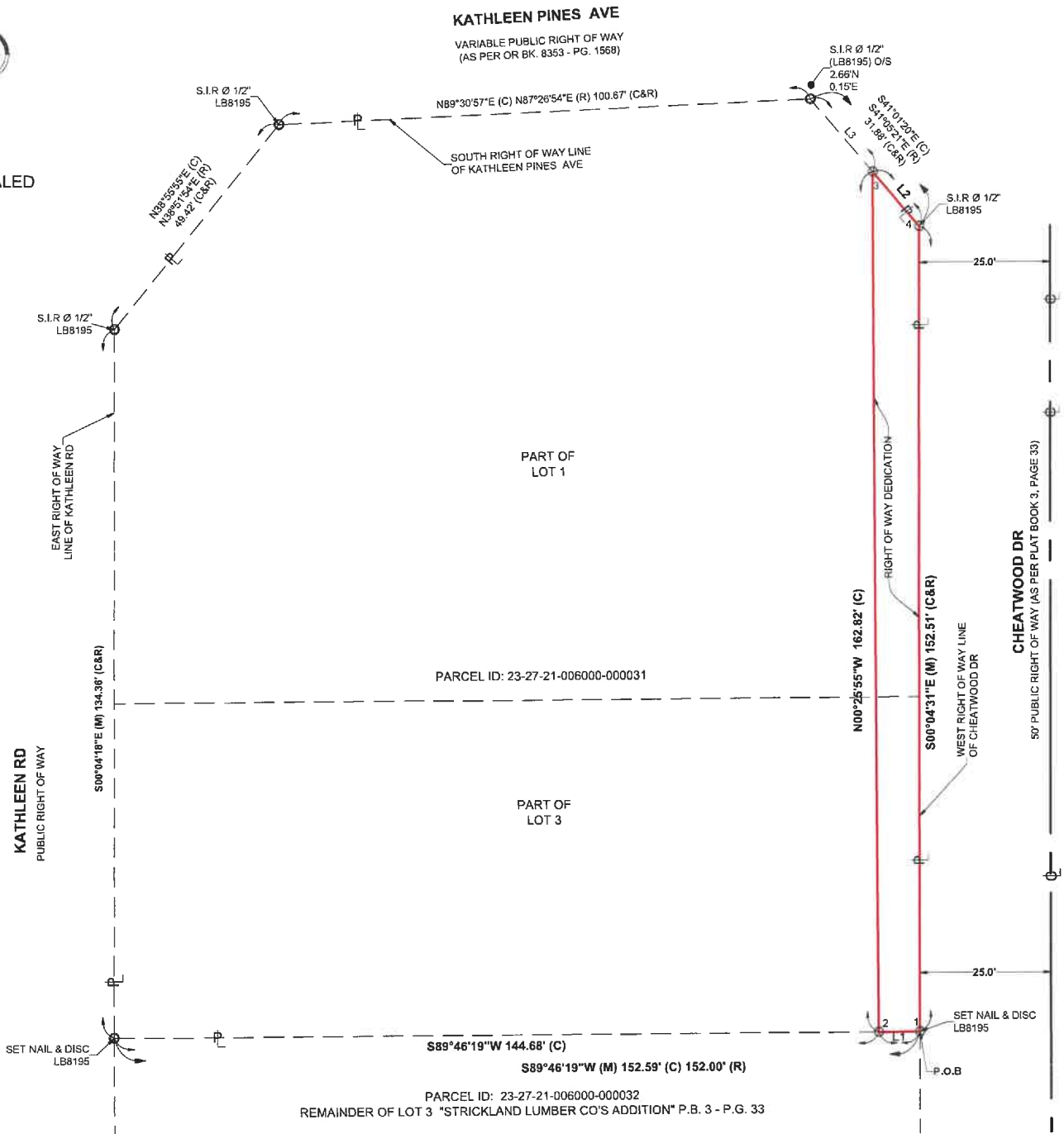
JOB No.:
22-5664

SKETCH AND DESCRIPTION

SECTION 21, TOWNSHIP 27S, RANGE 23E. POLK COUNTY, FLORIDA



NOT SCALED



LEGEND

- CENTER LINE OF RIGHT OF WAY
- PROPERTY CORNER
- PROPERTY LINE

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- RNG = RANGE
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LINES

L1= S89°46'19"W 7.91'

L2= S41°01'20"E 13.62'

L3= S41°01'20"E 18.26'

Digitally signed
by Julio C
Rodriguez
Date: 2026.06.11
11:17:39 -04'00



LB 8195

"INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH"

EXHIBIT "A"
SHEET 2 OF 2 SHEETS
"THIS IS NOT A SURVEY"

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JOB No.:
22-5664