

Lake Buffum

Wolfolk



Doc Lindsey Rd

Lake Buffum Rd E

27

Subject Area

Lake Buffum Rd S

Campbell Rd

Quail Run

Sections 16 & 21,
Township 31 South,
Range 27 East

Rhoden Rd

Old Stokes Rd

US Highway 27 N

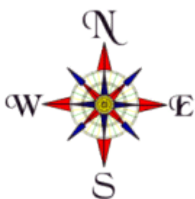
Highway 98 W

98

Highway 98 W

98

West
Frostproof



SECTIONS 16 & 21, TOWNSHIP 31 SOUTH, RANGE 27 EAST

041130	041080	022010	041040		023060	02
041100					023020	
041140		041120		022010		02
041160						
			041150	023080	023010	02
	042030	042090	042060	024090	024170	02
			273116			
042040	042190		022010		024010	
022010	042180	042100	042140	024150	024080	
042160	042130		042080		024180	02
	022010		042020			02
042170	042120	042210	042200	022010	024120	02
042150	042010		042050		024140	02
042070	042110				024110	02
031130		031050	031010	013050	013140	
				013060	013030	
	031140	011020	031020	013100	011020	02
031100	031120				013110	01
031030	031110					02
031040	011020					
				013130	011020	02



Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273116-000000-041050/041060/041070 & 273121-000000-013080

LAND PURCHASE AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this 8th day of March, 2026, between SHIRLEY GLEE SEIFERT, WILLIAM ALTON COX, SR., and ELLA RUTH COLEMAN, Personal Representatives and Heirs at Law of the Estate of Clarence Alton Cox, deceased, hereinafter referred to as "Owners", 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, Owners agree to sell to Purchaser and Purchaser agrees to purchase from Owners the land identified as Parcel ID Numbers 273116-000000-041050/041060/041070 & 273121-000000-013080 located in Polk County, Florida, as further described in Exhibit "A", containing approximately 8.75 acres, 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) Owners agree to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of \$40,000.00 (Forty Thousand Dollars).
- (b) Purchaser shall pay unto the Owners the total sum of \$40,000.00, 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 Owners.
- (c) Owners 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. Purchaser shall be responsible for the recording of the deed of conveyance.
- (d) Owners shall be responsible for the payment of all real estate fees or commission 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) Owners acknowledge and agree that this agreement is contingent upon receiving original executed Quit Claim Deeds from Brad D. Cox, Ryan M. Cox and Garrett W. Cox, as heirs at law of Clarence Alton Cox, deceased.
 - (f) Owners acknowledge and agree that the total amount of \$40,000.00 will be made payable to Ella Ruth Coleman for further disbursement to the remaining owners and heirs at law of the Estate of Clarence Alton Cox, deceased.
 - (g) The Owners agree and expressly acknowledge 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 presents to be executed in their respective names on the date shown above.

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

OWNER:

By: Melanea D. Hough
Melanea D. Hough, Professional
Real Estate Services

By: Shirley Glee Seifert
Shirley Glee Seifert
11 Ryan Frost Way, Essex, MD 21221

APPROVED BY:

By: R. Wade Allen 3/23/26
R. Wade Allen, Director
Real Estate Services
Its Agent

By: William Alton Cox Sr.
William Alton Cox, Sr.
21 Homberg Avenue, Essex, MD 21221

By: Ella Ruth Coleman
Ella Ruth Coleman
500 Myrth Avenue, Essex, MD 21221

EXHIBIT "A"

Tract No. 524: The East 330 feet of the West 660 feet of the North 165 feet of the South 1980 feet of the East 3/4 of the South 1/2 of Section 16, Township 31 South, Range 27 East. The West 30 feet thereof subject to an easement for road right-of-way; and

Tract No. 523: The East 330 feet of the West 660 feet of the North 165 feet of the South 1815 feet of the East 3/4 of the South 1/2 of Section 16, Township 31 South, Range 27 East. The West 30 feet thereof subject to an easement for road right-of-way; and

Tract No. 421: The East 330 feet of the West 1650 feet of the South 165 feet of the North 825 feet of the East 3/4 of the North 1/2 of Section 21, Township 31 South, Range 27 East. The East 30 feet thereof subject to an easement for road right-of-way; and

Tract No. 422: The East 330 feet of the West 1650 feet of the South 165 feet of the North 990 feet of the East 3/4 of the North 1/2 of Section 21, Township 31 South, Range 27 East. The East 30 feet thereof subject to an easement for road right-of-way; and

Tract No. 443: The East 330 feet of the West 1320 feet of the South 165 feet of the North 990 feet of the East 3/4 of the North 1/2 of Section 21, Township 31 South, Range 27 East. The West 30 feet thereof subject to an easement for road right-of-way; and

Tract No. 444: The East 330 feet of the West 1320 feet of the South 165 feet of the North 825 feet of the East 3/4 of the North 1/2 of Section 21, Township 31 South, Range 27 East. The West 30 feet thereof subject to an easement for road right-of-way; and

Tract No. 522: The East 330 feet of the West 660 feet of the North 165 feet of the South 1650 feet of the East 3/4 of the South 1/2 of Section 16, Township 31 South, Range 27 East. The West 30 feet thereof subject to an easement for road right-of-way.

All the above being the same properties described in those certain Warranty Deeds recorded in Official Records Book 1998 at Pages 2220 through 2224, Public Records of Polk County, Florida.