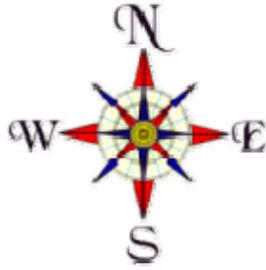
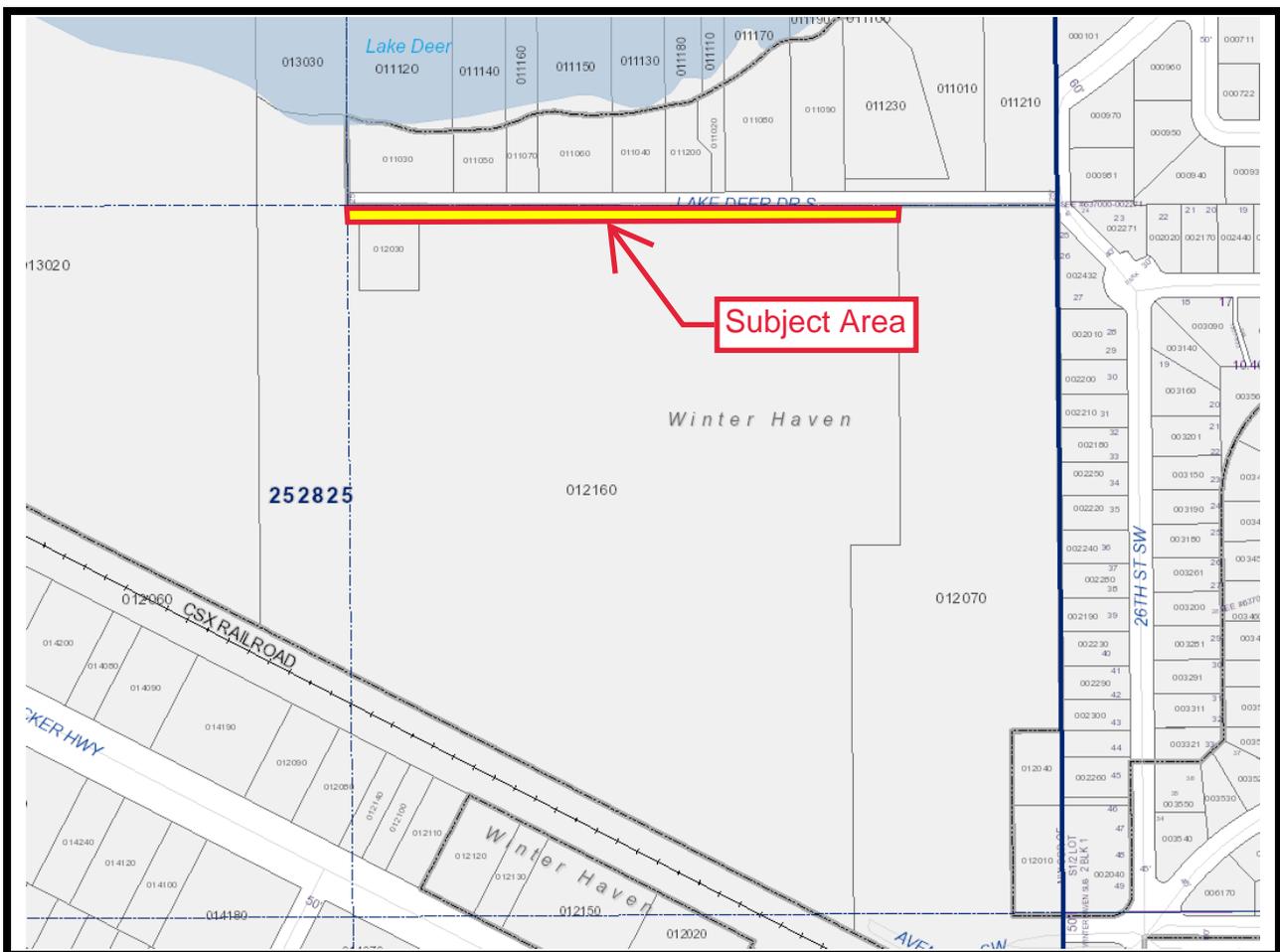


Section 25, Township 28 South, Range 25 East



SECTION 25, TOWNSHIP 28 SOUTH, RANGE 25 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – Lake Deer Drive S. R/W
LDROW-2023-033

Parent Parcel ID Nos.: 252825-000000-012030/012160

QUIT CLAIM DEED

THIS INDENTURE, made this 2 day of April, 2024, between **TBHG, LLC**, a Florida limited liability company, whose address is 200 “F” Street South, Haines City, Florida 33884, 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)

Madison Carter

Witness #1

Madison Carter
Print Name

P.O. Box 131 - Lake Hamilton, FL 33851
Address

Patricia Blair

Witness #2

Patricia Blair
Print Name

3537 Atwater St, Lake Wales FL 33859
Address

TBHG, LLC, a Florida limited liability company

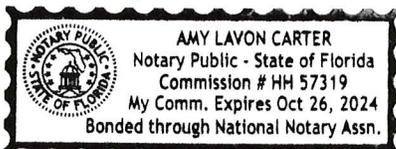
By: [Signature]
Ian Prince, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of April, 2024, by Ian Prince, as Manager of TBHG, 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)



Amy Lavon Carter
Notary Public

Amy Lavon Carter
Printed Name of Notary

October 26, 2024
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

LAKE DEER DRIVE SOUTH
 ADDITIONAL 25.00 FOOT WIDE RIGHT-OF-WAY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 25 EAST, CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 1 of 2

DESCRIPTION

AREA ABOVE RESERVED FOR RECORDING INFORMATION

A 25.00' STRIP OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 25 EAST, CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LAKE DEER, A SUBDIVISION RECORDED IN PLAT BOOK 174, PAGE 13 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LAKE DEER RUN NORTH 00°26'20" WEST A DISTANCE OF 156.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE DEPARTING SAID EAST LINE ALONG SAID NORTH LINE RUN SOUTH 89°10'28" EAST A DISTANCE OF 1333.06 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 RUN NORTH 89°58'40" EAST A DISTANCE OF 1037.27 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°27'32" EAST A DISTANCE OF 25.00 FEET; THENCE ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 RUN SOUTH 89°58'40" WEST A DISTANCE OF 1037.27 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE ALONG SAID WEST LINE RUN NORTH 00°26'46" WEST A DISTANCE OF 25.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 25,932 SQUARE FEET OR 0.595 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LAKE DEER, WHICH BEARS NORTH 00°26'20" WEST, AS RECORDED IN PLAT BOOK 174, PAGE 13.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
 SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
 SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

LAKE DEER DRIVE SOUTH
 ADDITIONAL 25.00 FOOT WIDE RIGHT-OF-WAY
 A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 25 EAST

WINTER HAVEN, POLK COUNTY, FLORIDA



AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
 A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7878
 LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

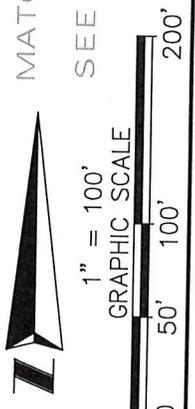
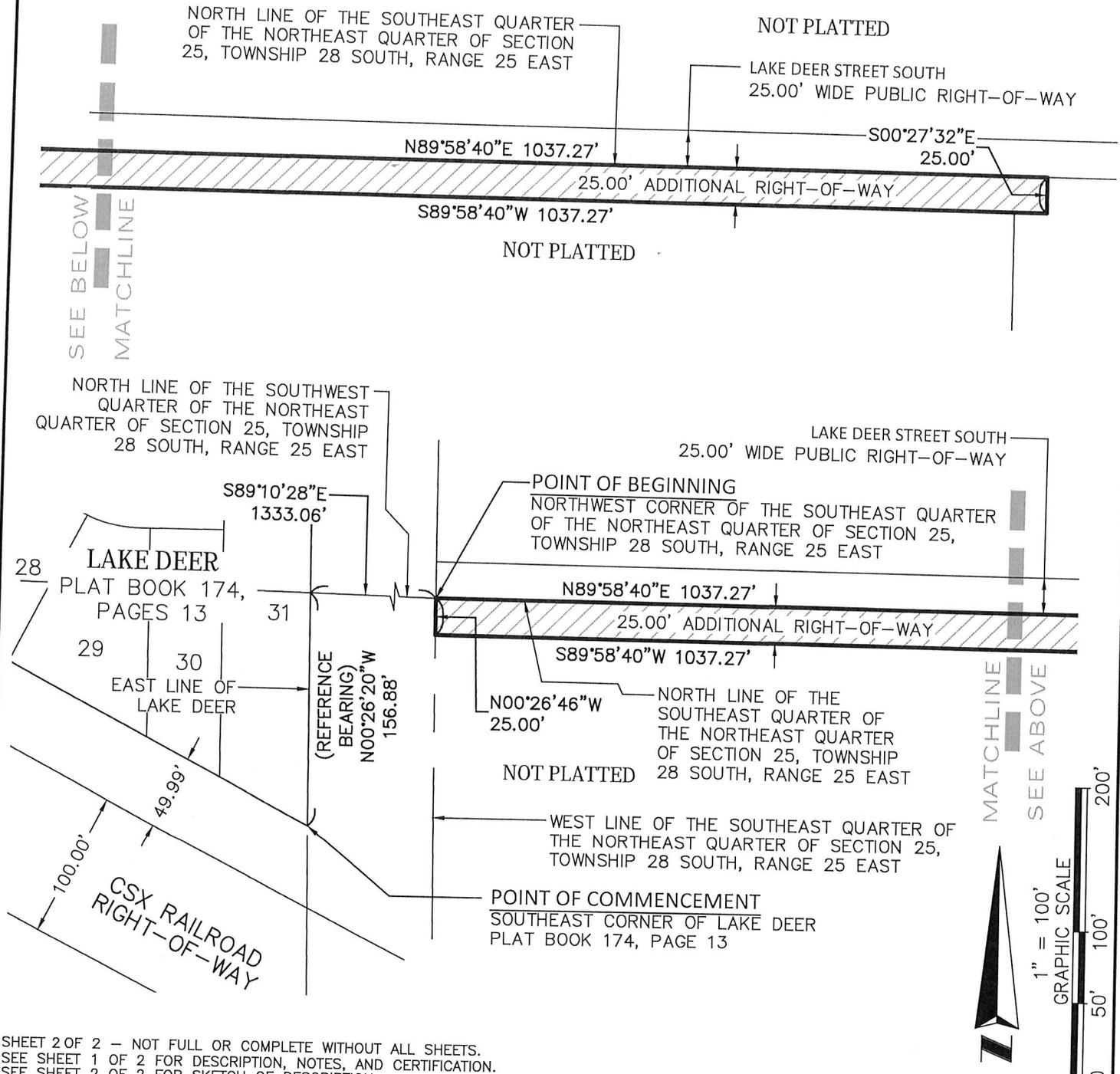
DATE:

JOB NO.:	DATE	REVISIONS	TECH
221003			
SCALE: 1"= 100'			
FIELD DATE: N/A			
FIELD BY: N/A			
DRAWN BY: CF			
APPROVED BY: EGT			
DRAWING FILE #			
221003 LAKE DEER RIGHT-OF-WAY DEDICATION SOD 2-28-24.DWG			

SKETCH OF DESCRIPTION

LAKE DEER DRIVE SOUTH
 ADDITIONAL 25.00 FOOT WIDE RIGHT-OF-WAY
 A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 25, TOWNSHIP 28 SOUTH, RANGE 25 EAST, CITY OF WINTER HAVEN,
 POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 2 of 2



SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
 SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
 SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
 A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
 LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979