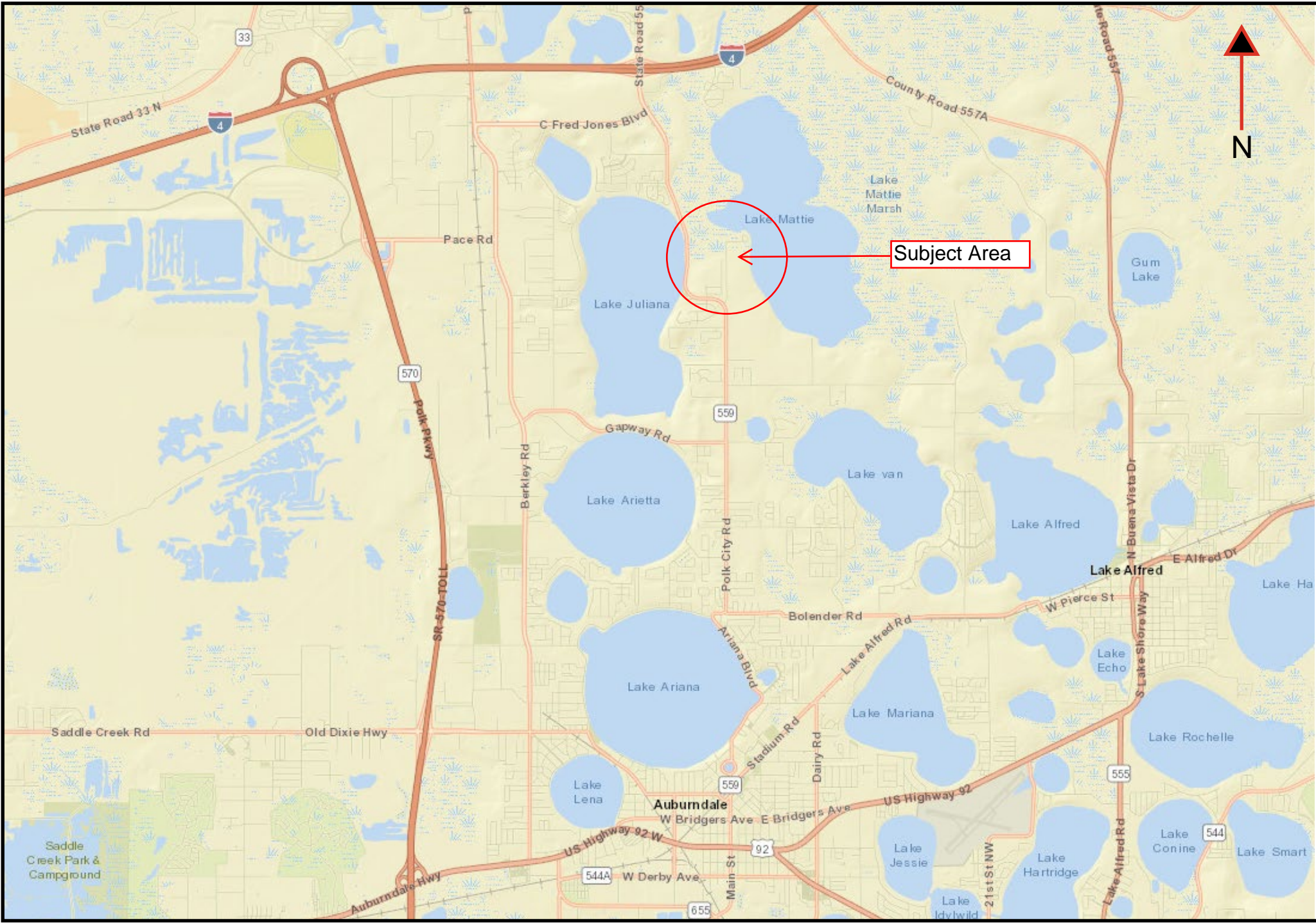


Section 14, Township 27 South, Range 25 East



Section 14, Township 27 South, Range 25 East

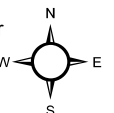


0 380 760 1,520 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser  
Polk County, Florida  
November 13, 2025





INSTR # 2025266377  
BK 13773 Pgs 138-141 PG(s)4  
RECORDED 11/10/2025 02:54:36 PM  
STACY M. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
DEED DOC \$0.70  
RECORDING FEES \$35.50  
RECORDED BY shawjame

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: CRC – Cone Road R/W

Parent Parcel ID No.: 252714-000000-042010

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 7<sup>th</sup> day of November, 2025, between **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, whose address is 5000 Clayton Road, Maryville, TN 37804, 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]


ROBERT DUBOIS  
401 3RD ST SW  
WINTER HAVEN, FL 33880



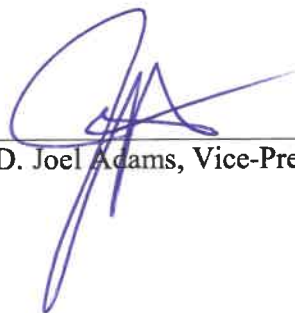
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

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

  
Witness #1  
Robert Fitzgerald  
Print Name  
3020 S. Florida Ave, Lakeland  
Address FL 33803

  
Witness #2  
Jonathan Davis  
Print Name  
3020 S. Florida Ave, Lakeland  
Address FL 33803

CLAYTON PROPERTIES GROUP,  
INC., a Tennessee corporation

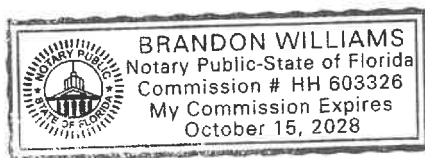
By:   
D. Joel Adams, Vice-President

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of November, 2025, by D. Joel Adams, as Vice-President of Clayton Properties Group, Inc., a Tennessee corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



  
Notary Public

Brandon Williams  
Printed Name of Notary

HH 603326  
Commission Number and Expiration Date

**DESCRIPTION:** (Prepared by Pennoni)

A parcel of land being a portion of the Southwest 1/4 of Section 14, Township 27 South, Range 25 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Section 14; thence North 89°46'18" East, along the south line of said Section 14, a distance of 27.50 feet to the intersection of said south line and the easterly maintained right-of-way of Cone Road, as recorded in Map Book 2, Page 265, Public Records of Polk County, Florida, and the POINT OF BEGINNING; thence along said easterly maintained right-of-way the following twenty one (21) courses; (1) thence North 00°46'23" West, 49.69 feet; thence 2) North 00°22'27" East, 100.01 feet; thence 3) CONTINUE North 00°22'27" East, 100.01 feet; thence 4) North 01°20'48" West, 100.02 feet; thence 5) North 00°11'58" West, 100.00 feet; thence 6) North 01°20'48" West, 100.02 feet; thence 7) CONTINUE North 01°20'48" West, 100.02 feet; thence 8) North 00°22'27" East, 100.01 feet; thence 9) North 01°20'48" West, 100.02 feet; thence 10) North 00°46'23" West, 100.01 feet; thence 11) North 00°11'58" West, 100.00 feet; thence 12) North 00°22'27" East, 100.01 feet; thence 13) North 00°11'58" West, 100.00 feet; thence 14) North 00°46'23" West, 100.01 feet; thence 15) CONTINUE North 00°46'23" West, 100.01 feet; thence 16) North 00°22'27" East, 100.01 feet; thence 17) North 00°11'58" West, 100.00 feet; thence 18) CONTINUE North 00°11'58" West, 100.00 feet; thence 19) CONTINUE North 00°11'58" West, 100.00 feet; thence 20) North 00°46'23" West, 100.01 feet; thence 21) North 00°11'58" West, 69.88 feet; thence North 89°47'58" East, leaving said easterly maintained right-of-way line of Cone Road, a distance of 5.31 feet to the easterly right-of-way line of Cone Road as recorded in Official Records Book 10902, Page 0472; thence North 00°20'00" West, along said right-of-way line, a distance of 594.97 feet to the southerly right-of-way line of said Cone Road; thence North 89°51'08" East, along said southerly right-of-way line, a distance of 20.59 feet; thence South 00°12'45" East, leaving said southerly right-of-way line, a distance of 2359.16 feet; thence South 00°23'43" East, a distance of 255.37 feet to the south line of the Southwest 1/4 of said Section 14; thence South 89°46'18" West, along said south line, a distance of 18.41 feet to the POINT OF BEGINNING.

Said parcel containing 1.28 acres (55,886 square feet), more or less.

**SURVEY NOTES:**

- 1) This is not a survey.
- 2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, West Zone, the south line of the Southwest 1/4 of Section 14, Township 27 South, Range 25 East, Polk County, Florida, being South 89°46'18" West.

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 00°46'23" W	49.69'
L-2	N 00°22'27" E	100.01'
L-3	N 00°22'27" E	100.01'
L-4	N 01°20'48" W	100.02'
L-5	N 00°11'58" W	100.00'
L-6	N 01°20'48" W	100.02'
L-7	N 01°20'48" W	100.02'
L-8	N 00°22'27" E	100.01'
L-9	N 01°20'48" W	100.02'
L-10	N 00°46'23" W	100.01'
L-11	N 00°11'58" W	100.00'
L-12	N 00°22'27" E	100.01'
L-13	N 00°11'58" W	100.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-14	N 00°46'23" W	100.01'
L-15	N 00°46'23" W	100.01'
L-16	N 00°22'27" E	100.01'
L-17	N 00°11'58" W	100.00'
L-18	N 00°11'58" W	100.00'
L-19	N 00°11'58" W	100.00'
L-20	N 00°46'23" W	100.01'
L-21	N 00°11'58" W	69.88'
L-22	N 89°47'58" E	5.31'
L-23	N 00°20'00" W	594.97'
L-24	N 89°51'08" E	20.59'
L-25	S 00°23'43" E	255.37'
L-26	S 89°46'18" W	18.41'

October 23, 2025

Date

Elizabeth K Merta  
Merta  
Date: 2025.11.04 14:03:20 -0500

ELIZABETH K. MERTA, PSM  
Florida License No. LS6113  
PENNONI ASSOCIATES INC.  
Florida License No. LB8126

2	REVISE BEARING ON L-23	10/29/2025	LSS
1	REVISED LEGAL	10/27/2025	LSS
NO.	REVISION DESCRIPTION	DATE	BY

The seal and signature appearing on this document were authorized by Elizabeth K. Merta, PSM., (LS No. 8113) using a digital signature. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies. Printed copies of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapper.



**PENNONI ASSOCIATES INC.**  
401 Third Street SW  
Winter Haven, FL 33880  
T 863.324.1112 F 863.294.6185

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

BELLAVIVA  
SW 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FL

**LEGAL DESCRIPTION**

HIGHLAND HOMES

PROJECT	HIGHH24015
DATE	2025-10-23
DRAWING SCALE	1" = 300'
DRAWN BY	LSS
APPROVED BY	EKM

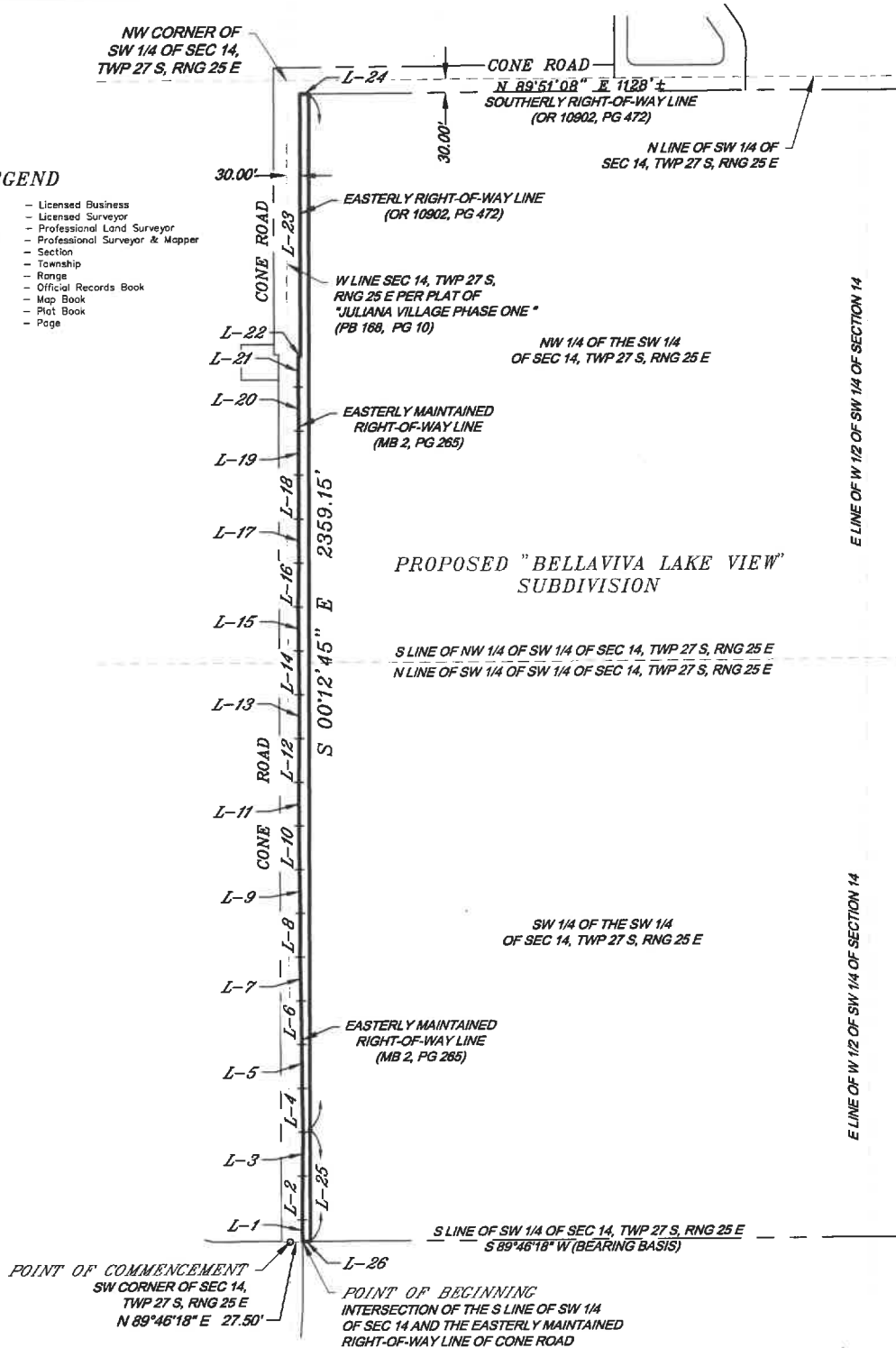
**V-DESC**

SHEET 1 OF 2

U:\ACCOUNTS\HIGH-HIGH24015 - BELLA VIVA ALBUQUERQUE - SURVEY\DESIGN\SECURE\PHASE 06 - CONE RD RW DEED\2025\HIGH-HIGH24015-WAL-GL.DWG PLOTTED: 10/29/2025 5:41:02 PM BY: SCOTT GIBBERT PLOTSTYLE: PENNONI.WPLOTBTR PROJECT STATUS: --

### LEGEND

- LB - Licensed Business
- LS - Licensed Surveyor
- PLS - Professional Land Surveyor
- PSM - Professional Surveyor & Mapper
- SEC - Section
- TWP - Township
- RNG - Range
- OR - Official Records Book
- MB - Map Book
- PB - Plot Book
- PG - Page



2	REVISE BEARING ON L-23	10/29/2025	LSS
1	REVISED LEGAL	10/27/2025	LSS
NO.	REVISION DESCRIPTION	DATE	BY

**Pennoni**

**PENNONI ASSOCIATES INC.**  
401 Third Street SW  
Winter Haven, FL 33880  
T 863.324.1112 F 863.294.6185

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BELLAVIVA  
SW 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FL

### LEGAL DESCRIPTION

HIGHLAND HOMES

PROJECT	HIGHH24015
DATE	2025-10-23
DRAWING SCALE	1" = 300'
DRAWN BY	LSS
APPROVED BY	EKM

**V-DESC**

SHEET 2 OF 2