

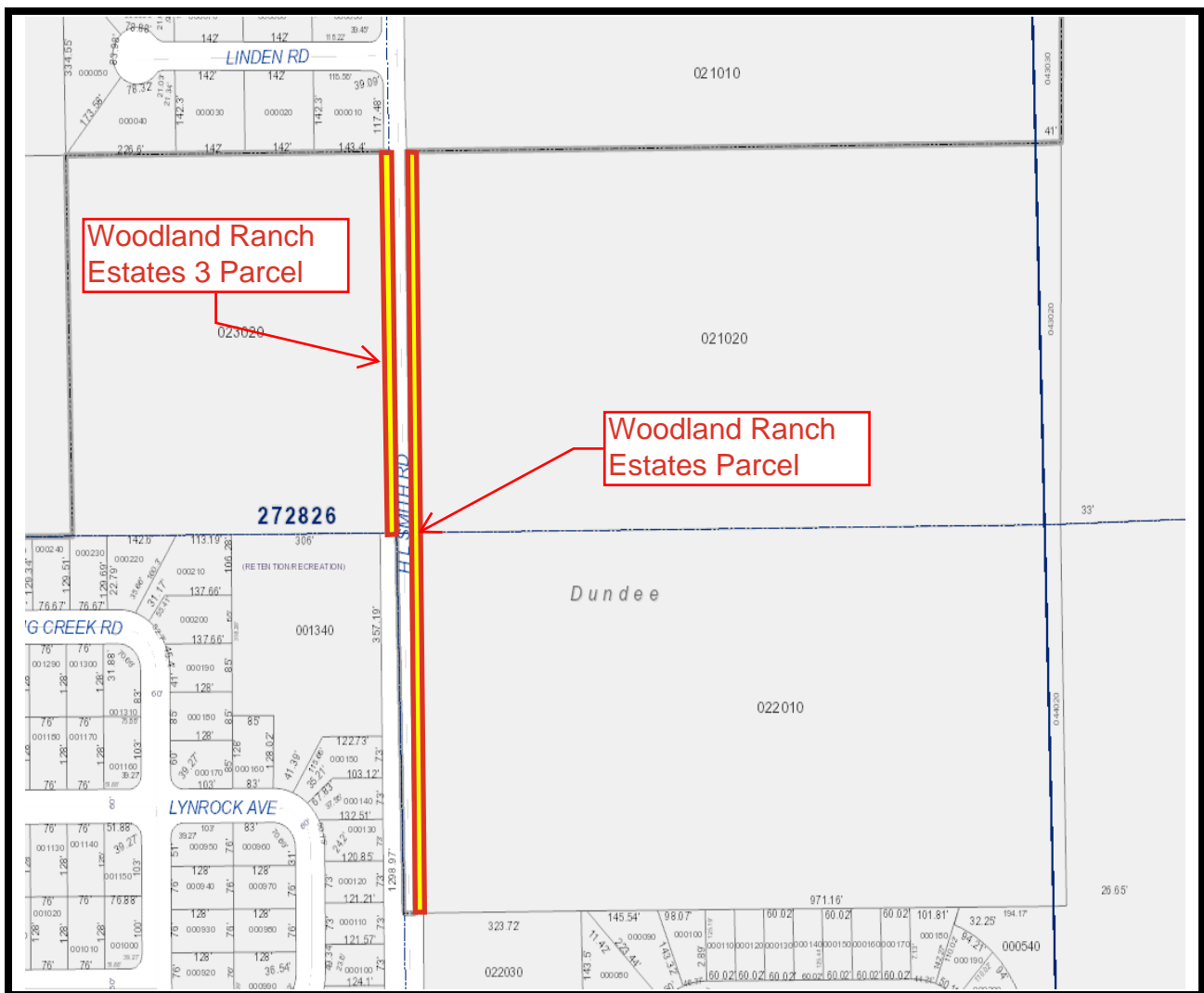
North

Subject Areas

Section 26, Township 28 South, Range 27 East



SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 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 – H.L. Smith Road R/W
Woodland Ranch East

Parent Parcel ID Nos.: 272826-000000-021020/022010

QUIT CLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2024, between **WOODLAND RANCH ESTATES, LLC**, a Florida limited liability company, whose address is 4900 Dundee Road, Winter Haven, 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)

[Signature]
Witness #1
TIMOTHY TODD

Print Name
4900 DUNDREE RD, WINTER HAVEN, FL 33884
Address

[Signature]
Witness #2
Brent Elliott

Print Name
4900 Dundee Rd, Winter Haven, FL 33884
Address

WOODLAND RANCH ESTATES, LLC, a Florida limited liability company

By: CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, its Manager

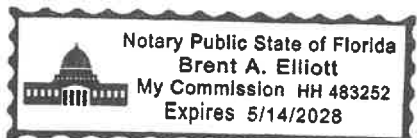
By: HRB LAND INVESTMENTS, LLC, a Florida limited liability company, its Manager

By: [Signature]
Harold R. Baxter, Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of September, 2024, by Harold R. Baxter, as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of Woodland Ranch Estates, 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

Brent Elliott
Printed Name of Notary

HH 483252 5/14/2028
Commission Number and Expiration Date

S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH EAST\WOODLAND RANCH EAST-RW 06-10-2024.dwg,9/10/2024 8:20 AM, Ken Thompson

LEGAL DESCRIPTION:

ADDITIONAL ROAD RIGHT-OF-WAY FOR H.L. SMITH ROAD, OVER AND ACROSS THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 89°22'25" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 17.00 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY OF H.L. SMITH ROAD AS RECORDED IN MAP BOOK 4, PAGES 182-190 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE NORTH 89°22'25" EAST AND STILL ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 25.41 FEET TO A POINT WHICH LIES 40.00 FEET EAST, AS MEASURED PERPENDICULAR, FROM THE CENTERLINE OF PAVEMENT OF SAID H.L. SMITH ROAD; THENCE SOUTH 00°55'26" EAST, ALONG SAID LINE, A DISTANCE OF 1339.28 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°29'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 26.55 FEET TO THE AFOREMENTIONED EAST MAINTAINED RIGHT-OF-WAY OF H.L. SMITH ROAD; THENCE NORTHERLY ALONG SAID EAST MAINTAINED RIGHT-OF-WAY THE FOLLOWING FIFTEEN (15) COURSES: 1.) NORTH 00°49'57" WEST, A DISTANCE OF 30.55 FEET; THENCE 2.) NORTH 00°15'34" WEST, A DISTANCE OF 100.00 FEET; THENCE 3.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 4.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 5.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 6.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 7.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 8.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 9.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 10.) NORTH 01°58'42" WEST, A DISTANCE OF 100.02 FEET; THENCE 11.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 12.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 13.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 14.) NORTH 00°49'57" WEST, A DISTANCE OF 100.00 FEET; THENCE 15.) NORTH 00°49'57" WEST, A DISTANCE OF 8.67 FEET RETURNING TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY
SHEET 1 OF 2
EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



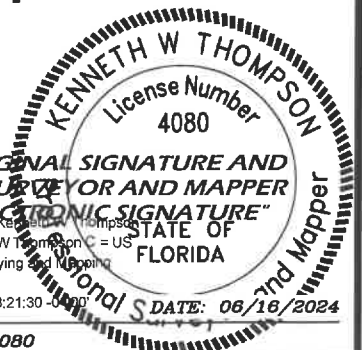
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4699 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"

Kenneth W
Thompson

KENNETH W. THOMPSON P.L.S. #4080

Digitally signed by: Kenneth W. Thompson
DN: CN = Kenneth W. Thompson, C = US
O = Platinum Surveying and Mapping
LLC
Date: 2024.09.10 08:21:30 -0500



DATE: 06/16/2024

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 – H.L. Smith Road R/W
Woodland Ranch West

Parent Parcel ID No.: 272826-000000-023020

QUIT CLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2024, between **WOODLAND RANCH ESTATES 3, LLC**, a Florida limited liability company, whose address is 4900 Dundee Road, Winter Haven, 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)

[Signature]
Witness #1

TIMOTHY TODD
Print Name

4900 DUNDEE RD, WINTER HAVEN, FL 33884
Address

[Signature]
Witness #2

Brent Elliott
Print Name

4900 Dundee Rd, Winter Haven, FL 33884
Address

WOODLAND RANCH ESTATES 3, LLC, a Florida limited liability company

By: CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, its Manager

By: HRB LAND INVESTMENTS, LLC, a Florida limited liability company, its Manager

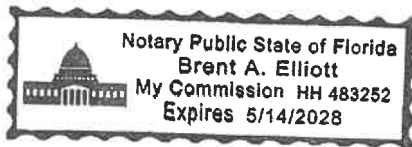
By: [Signature]
Harold R. Baxter, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of September, 2024, by Harold R. Baxter, as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of Woodland Ranch Estates 3, 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

Brent Elliott
Printed Name of Notary

HH 483252 5/14/2028
Commission Number and Expiration Date

LEGAL DESCRIPTION:

ADDITIONAL ROAD RIGHT-OF-WAY FOR H.L. SMITH ROAD, OVER AND ACROSS THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°22'48" WEST, A DISTANCE OF 9.00 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY OF H.L. SMITH ROAD AS RECORDED IN MAP BOOK 4, PAGES 182-190 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: THENCE 1.) SOUTH 00°49'57" EAST, A DISTANCE OF 8.89 FEET; THENCE 2.) SOUTH 00°49'58" EAST, A DISTANCE OF 100.00 FEET; THENCE 3.) SOUTH 01°24'20" EAST, A DISTANCE OF 100.00 FEET; THENCE 4.) SOUTH 00°49'57" EAST, A DISTANCE OF 100.00 FEET; THENCE 5.) SOUTH 00°49'57" EAST, A DISTANCE OF 100.00 FEET; THENCE 6.) SOUTH 01°24'20" EAST, A DISTANCE OF 100.00 FEET; THENCE 7.) SOUTH 01°24'20" EAST, A DISTANCE OF 100.00 FEET; THENCE 8.) SOUTH 01°24'20" EAST, A DISTANCE OF 60.73 FEET TO A POINT WHICH LIES SOUTH 89°26'19" WEST AND 5.39 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 26; THENCE DEPARTING SAID WEST MAINTAINED RIGHT-OF-WAY, SOUTH 89°26'19" WEST, A DISTANCE OF 35.16 FEET; THENCE NORTH 01°34'55" EAST, A DISTANCE OF 107.74 FEET; THENCE NORTH 00°58'12" WEST, A DISTANCE OF 561.92 FEET; THENCE NORTH 89°22'48" EAST, A DISTANCE OF 28.39 FEET RETURNING TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION AND SKETCH
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SHEET 1 OF 2
EXHIBIT "A"**

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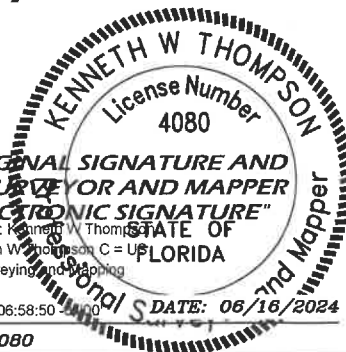
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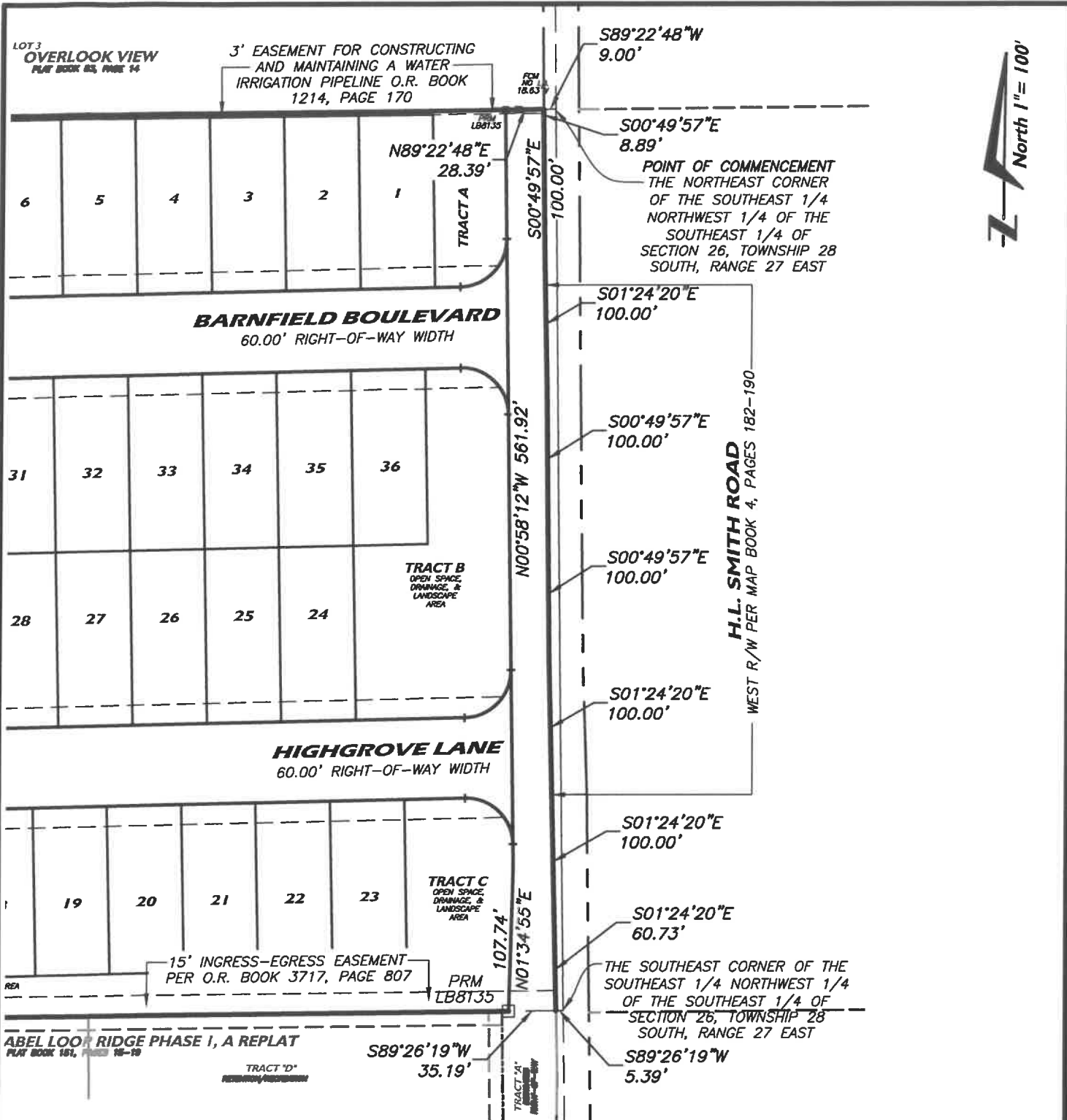
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Kenneth W
Thompson

KENNETH W. THOMPSON P.L.S. #4080

Digitally signed by: Kenneth W. Thompson
DN: CN = Kenneth W. Thompson, C = US
O = Platinum Surveying and Mapping
LLC
Date: 2024.07.11 06:58:50 -0400





LEGAL DESCRIPTION AND SKETCH
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SHEET 2 OF 2
EXHIBIT "A"

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**Kenneth W
Thompson**

Digitally signed by: Kenneth W. Thompson
 DN: CN = Kenneth W. Thompson, C = US
 O = Platinum Surveying and Mapping LLC
 Date: 2024.07.11 06:58:21 -0400

