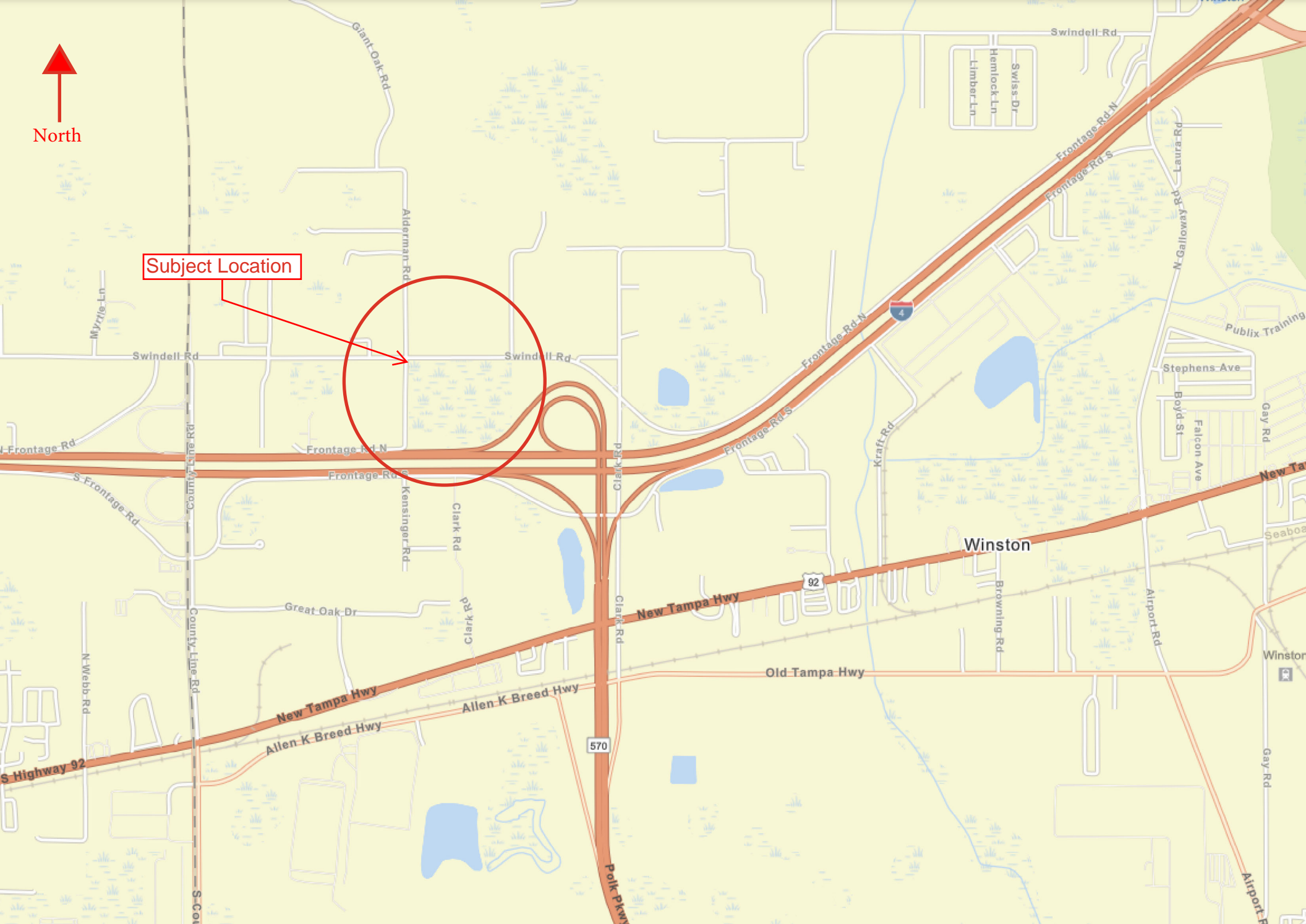
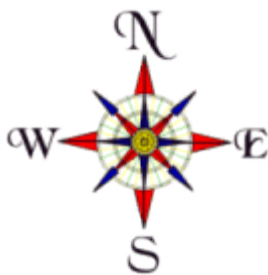




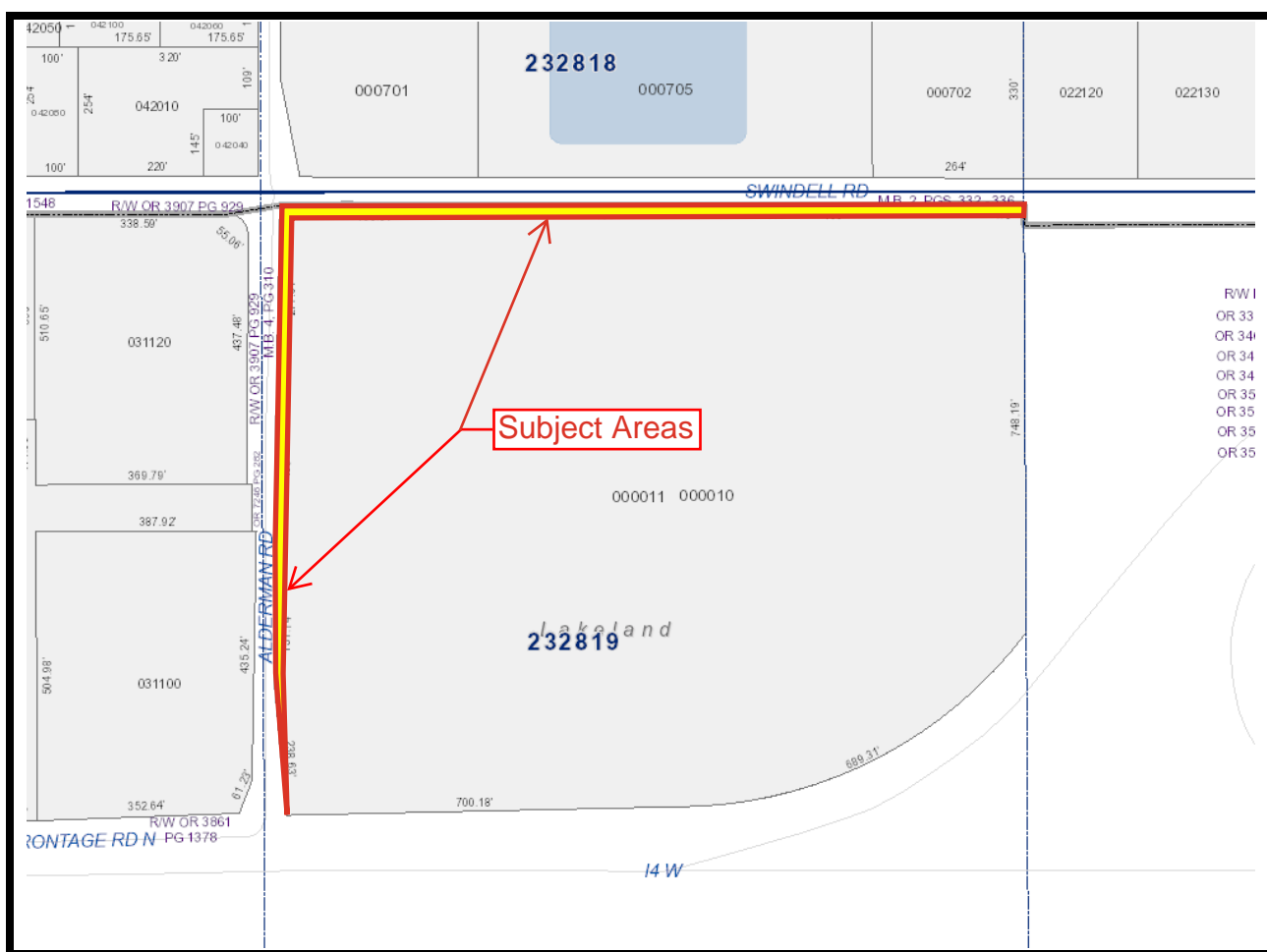
Subject Location

Section 19, Township 28 South, Range 23 East





**SECTION 19, TOWNSHIP 28 SOUTH, RANGE 23 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: Swindell Rd and Alderman Rd R/W  
LDNON-2023-204

Parent Parcel ID No.: 232819-087500-000010

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 20th day of August, 2024, between **MANCINI DEVELOPMENT AUBURNDALE, L.L.C.**, a Florida limited liability company, whose address is 3100 SW 15th Street, Deerfield Beach, Florida 33442 and **214 SW 2ND AVE, LLC**, a Florida limited liability company, whose address is 10000 Mandarin Street, Parkland, Florida 33076, Grantors, 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 Grantors, for and in consideration of the sum of One Dollar, to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantors have 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 Grantors, 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  
RUSBY EWINGS  
Print Name  
10766 NW 80TH CIR, PARKLAND, FL  
Address

**MANCINI DEVELOPMENT  
AUBURNDALE, L.L.C.**, a Florida  
limited liability company

*[Signature]*  
Witness #2  
David Rudden  
Print Name  
3313 SE 4th St, Pompano Beach, FL  
Address

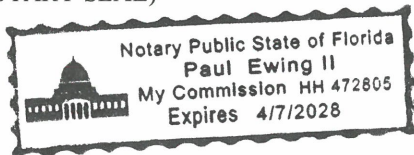
By: *[Signature]*  
Daniel C. Mancini, Manager

**STATE OF FLORIDA**

**COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>TH</sup> day of AUGUST, 2024, by Daniel C. Mancini, as Manager of Mancini Development Auburndale, L.L.C., 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  
PAUL EWING II  
Printed Name of Notary

HH 472805 4/7/2028  
Commission Number and Expiration Date

**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)

*Rusty Ewing*  
Witness #1

RUSTY EWING  
Print Name

10766 NW 80TH CIR, PARKLAND, FL  
Address

*David Rudden*  
Witness #2

David Rudden  
Print Name

3313 SE 4th street, Pompano Beach, FL  
Address

**214 SW 2ND AVE, LLC**, a  
Florida limited liability company

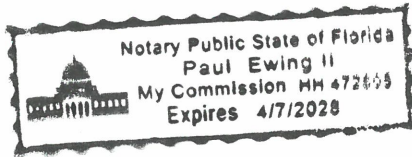
By: *Carl W. Jobson*  
Carl W. Jobson, Authorized Member

**STATE OF FLORIDA**

**COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of AUGUST, 2024, by Carl W. Jobson, as Authorized Member of 214 SW 2nd Ave, 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)



*Paul Ewing II*  
Notary Public

PAUL EWING II  
Printed Name of Notary

HH 472805 4/7/2028  
Commission Number and Expiration Date

BEARINGS BASED AS NOTED  
DRAWING SCALE 1"=100'

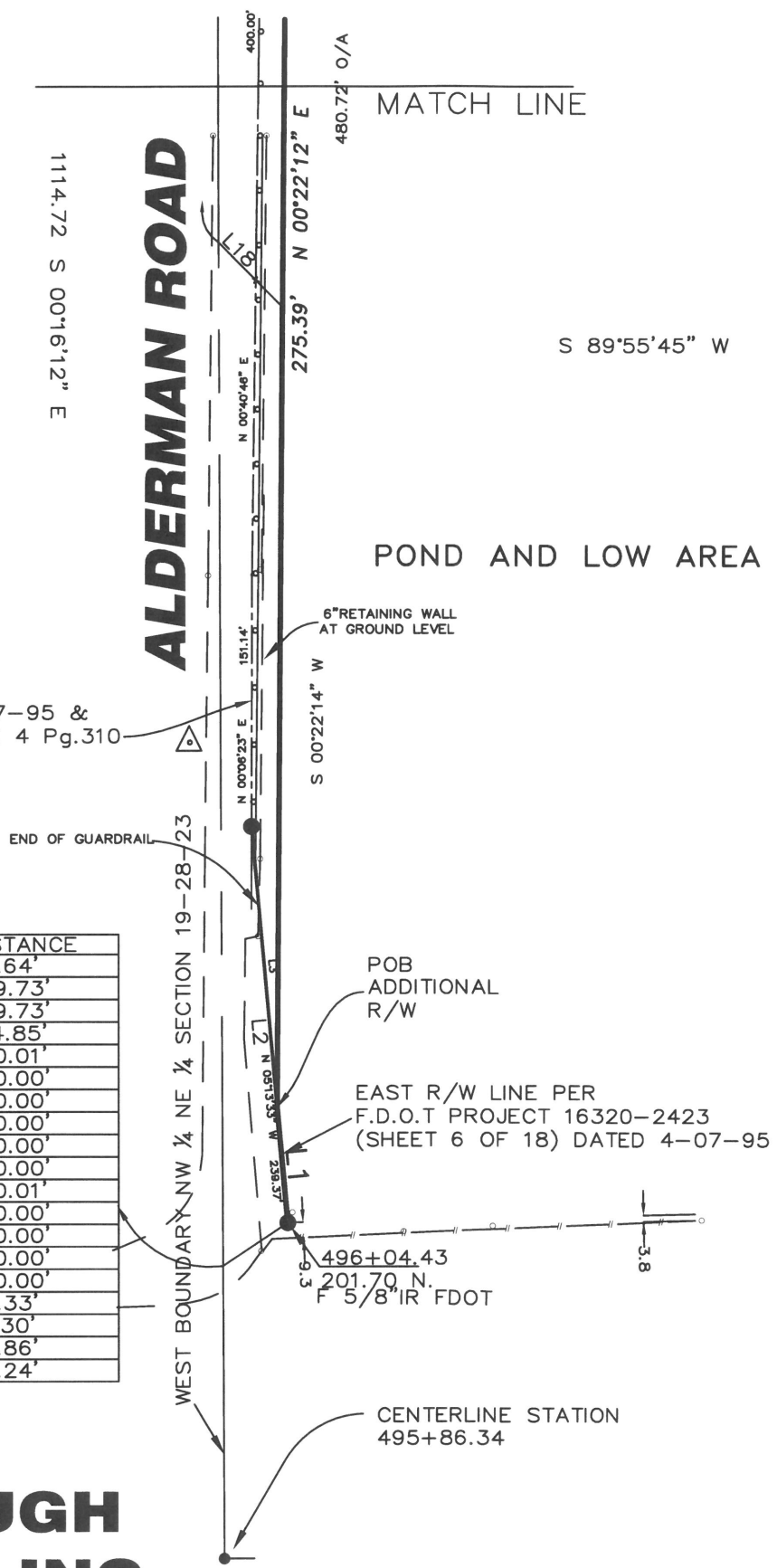


**RIGHT OF WAY SKETCH**

Section 19 Township 28 South, Range 23 East  
Polk County, Florida

EAST R/W LINE PER  
F.D.O.T PROJECT 16320-2423  
(SHEET 6 OF 18) DATED 4-07-95 &  
PER POLK COUNTY MAP BOOK 4 Pg.310

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 05°13'33" W | 69.64'   |
| L2   | N 05°13'33" W | 169.73'  |
| L3   | N 05°13'33" W | 169.73'  |
| L4   | N 89°00'46" E | 114.85'  |
| L5   | S 89°19'33" E | 100.01'  |
| L6   | N 89°55'46" E | 100.00'  |
| L7   | N 89°55'46" E | 100.00'  |
| L8   | N 89°55'46" E | 100.00'  |
| L9   | S 89°57'21" E | 100.00'  |
| L10  | N 89°55'46" E | 100.00'  |
| L11  | S 89°19'33" E | 100.01'  |
| L12  | N 89°52'20" E | 100.00'  |
| L13  | N 89°28'16" E | 100.00'  |
| L14  | N 89°48'53" E | 100.00'  |
| L15  | N 89°35'08" E | 100.00'  |
| L16  | N 89°55'46" E | 84.33'   |
| L17  | S 00°04'27" E | 18.30'   |
| L18  | S 44°41'40" E | 54.86'   |
| L19  | N 44°41'40" W | 47.24'   |



**HILLSBOROUGH SURVEYING, INC**

1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567  
(813) 707-9086 (813) 717-9017 FAX  
TIM@HILLSBOROUGHSURVEYING.COM  
LICENSED BUSINESS 6582

**JOB # 17-321**  
**SHEET 1 OF 3**

# RIGHT OF WAY SKETCH

Section 19 Township 28 South, Range 23 East  
Polk County, Florida

## SWINDELL ROAD

NORTH BOUNDARY NW 1/4 NE 1/4 SECTION 19-28-23  
BASIS OF BEARING PER FLORIDA STATE PLANE  
COORDINATE SYSTEM (WEST ZONE) NORTH  
AMERICAN DATUM OF 1983/1990 ADJUSTMENT

POC  
F 1/2"IP  
NW CORNER  
NW 1/4 NE 1/4  
SECTION 19-28-23

EAST R/W LINE PER  
F.D.O.T PROJECT 16320-2423  
(SHEET 6 OF 18) DATED 4-07-95

## ALDERMAN ROAD

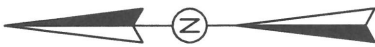
MATCH LINE

1273.13'

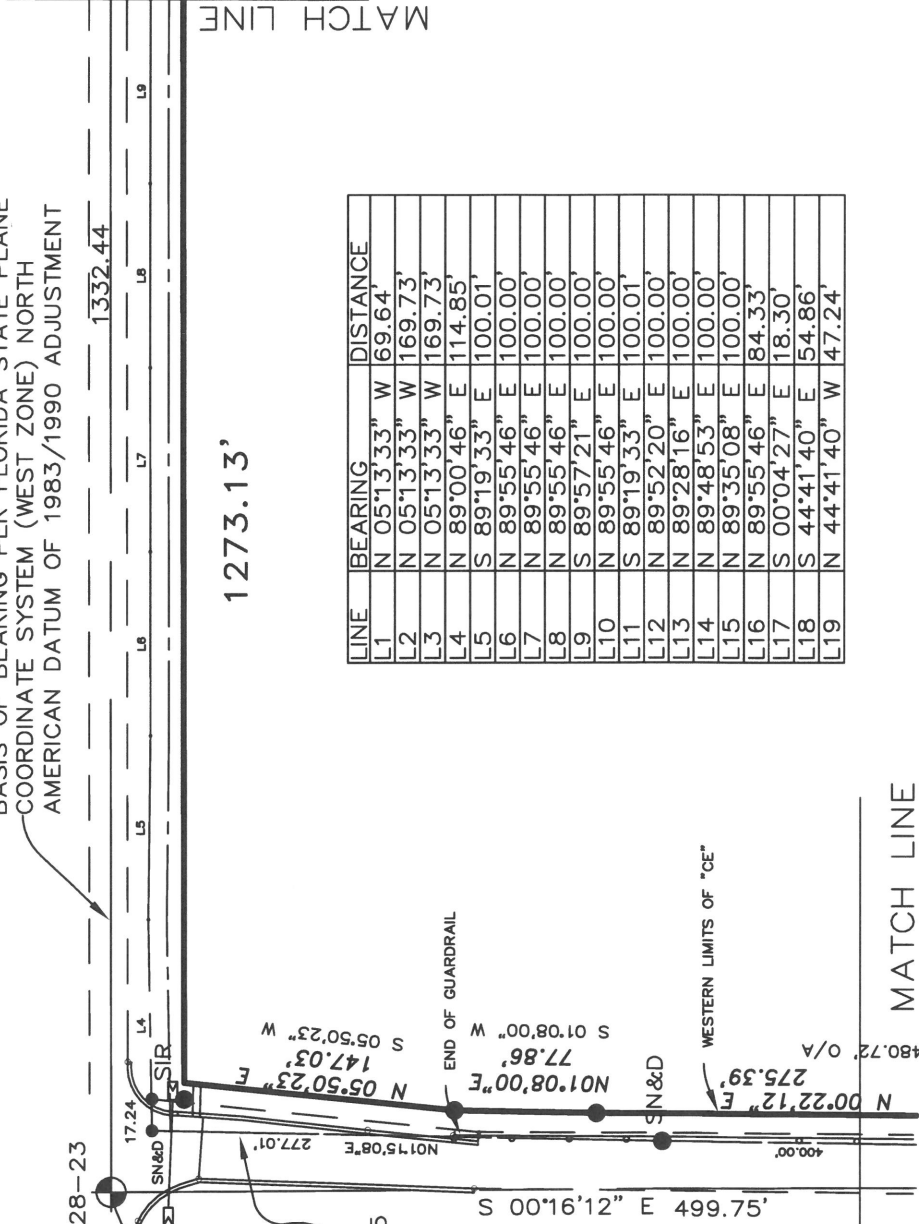
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 05°13'33" W | 69.64'   |
| L2   | N 05°13'33" W | 169.73'  |
| L3   | N 05°13'33" W | 169.73'  |
| L4   | N 89°00'46" E | 114.85'  |
| L5   | S 89°19'33" E | 100.01'  |
| L6   | N 89°55'46" E | 100.00'  |
| L7   | N 89°55'46" E | 100.00'  |
| L8   | N 89°55'46" E | 100.00'  |
| L9   | S 89°57'21" E | 100.00'  |
| L10  | N 89°55'46" E | 100.00'  |
| L11  | S 89°19'33" E | 100.01'  |
| L12  | N 89°52'20" E | 100.00'  |
| L13  | N 89°28'16" E | 100.00'  |
| L14  | N 89°48'53" E | 100.00'  |
| L15  | N 89°35'08" E | 100.00'  |
| L16  | N 89°55'46" E | 84.33'   |
| L17  | S 00°04'27" E | 18.30'   |
| L18  | S 44°41'40" E | 54.86'   |
| L19  | N 44°41'40" W | 47.24'   |

MATCH LINE

**JOB # 17-321**  
**SHEET 2 OF 3**



BEARINGS BASED AS NOTED  
DRAWING SCALE 1"=100'



# RIGHT OF WAY SKETCH

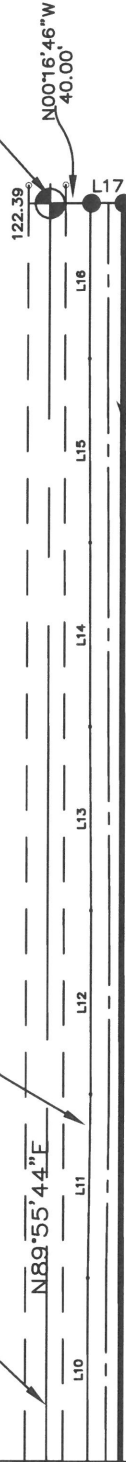
Section 19 Township 28 South, Range 23 East  
Polk County, Florida

## SWINDELL ROAD

NORTH BOUNDARY NW ¼, NE ¼ SECTION 19-28-23  
BASIS OF BEARING PER FLORIDA STATE PLANE COORDINATE SYSTEM  
(WEST ZONE) NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT

SOUTH R/W LINE PER MAP BOOK 2 PAGE 332

F ½" IR  
NE CORNER  
NW ¼ NE ¼  
SECTION 19-28-23  
N 1347353.29  
E 642109.97



MATCH LINE

N 89°55'44" E  
10' CITY OF LAKE LAND UTILITY EASEMENT PER O.R. BOOK 7960 Pg.412  
← S89°55'44" W

### ADDITIONAL RIGHT OF WAY

A parcel of land in the Northwest ¼ of the Northeast ¼ of Section 19, Township 28 South, Range 23 East, Polk County, Florida being more particularly described as follows:

As a point of reference commence at the Northwest corner of the Northwest ¼ of the Northeast ¼ of said Section 19, thence proceed

S 00°16'12" E (referenced to the Florida West 83/2011 adjustment) along the West boundary of the West boundary of the Northwest corner of the Northeast ¼ of said Section 19 a distance of 1114.74'; thence departing said West boundary N 56°20'09" E a distance of 46.76' to a point on the East Right-of-Way line of Alderman Road per FDOT Right-of-Way project 16320-2423

; thence along said Right-of-Way line N 05°13'33" W a distance of 69.64' to a point of intersection with a line 30.00' East of the centerline of Alderman Road and the Point of Beginning;

thence continue N 05°13'33" W a distance of 169.73' to a point of intersection with the existing East maintained Right-of-Way line of Alderman Road; thence along said Right-of-Way line the following three (3) courses

N 00°06'23" E a distance of 151.14'; thence N 00°40'46" E a distance of 400.00'; thence N 01°15'08" E a distance of 277.01' to a point of intersection with the existing South maintained Right-of-Way line of Swindell Road per Polk County Right of Way map book 2, Page 332;

thence along said Right-of-Way line the following thirteen (13) courses N 89°00'46" E a distance of 29.37'; thence

N 89°00'46" E a distance of 85.48'; thence

S 89°19'33" E a distance of 100.01'; thence

N 89°55'46" E a distance of 100.00'; thence

N 89°55'46" E a distance of 100.00'; thence

N 89°55'46" E a distance of 100.00'; thence

S 89°57'21" E a distance of 100.00'; thence

N 89°55'46" E a distance of 100.00'; thence

S 89°19'33" E a distance of 100.01'; thence

N 89°52'20" E a distance of 100.00'; thence

N 89°28'16" E a distance of 100.00'; thence

N 89°48'53" E a distance of 100.00'; thence

N 89°35'08" E a distance of 100.00'; thence

N 89°55'46" E a distance of 84.33' to a point on the East boundary of the Northwest corner of the Northwest ¼ of said Section 19 ; thence S 00°04'27" E along said East boundary a distance of 18.30' to a point 40.00' South of the Northeast corner of the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 19; thence departing said East boundary S 89°55'44" W parallel to the North boundary of the Northwest corner of the Northwest ¼ of the Northeast ¼ of said Section 19 a distance of 1273.13' to a point of intersection with the afore stated line 30.00' East of the centerline of Alderman Road; thence along said line the following (3) three courses S 05°50'23" W a distance of 147.03';

thence S 01°08'00" W a distance of 77.86'; thence S 00°22'14" W a distance of 756.52' to the point of beginning. Containing 0.87 acres more or less

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 05°13'33" W | 69.64'   |
| L2   | N 05°13'33" W | 169.73'  |
| L3   | N 05°13'33" W | 169.73'  |
| L4   | N 89°00'46" E | 114.85'  |
| L5   | S 89°19'33" E | 100.01'  |
| L6   | N 89°55'46" E | 100.00'  |
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| L16  | N 89°55'46" E | 84.33'   |
| L17  | S 00°04'27" E | 18.30'   |
| L18  | S 44°41'40" E | 54.86'   |
| L19  | N 44°41'40" W | 47.24'   |

**JOB # 17-321**  
**SHEET 3 OF 3**

BEARINGS BASED AS NOTED  
DRAWING SCALE 1"=100'