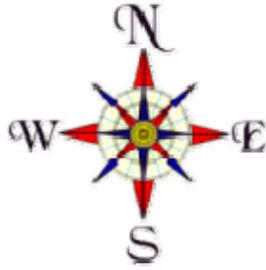


Subject Location

North

Section 36, Township 29 South, Range 24 East



SECTION 36, TOWNSHIP 29 SOUTH, RANGE 24 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 – E.F. Griffin Road R/W James Farms

Parent Parcel ID No.: 242936-000000-013010

QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of March, 2024, between **GE INVESTMENTS OF POLK, LLC**, a Florida limited liability company, whose address is 1925 E. Edgewood Drive, Suite 100, Lakeland, Florida 33803, 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]

*SIGNATURE PAGE TO QUIT CLAIM DEED
GE Investments of Polk, LLC to Polk County, Florida*

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)

Thomas Poulton
Witness #1 (as to both)
Thomas Poulton
Print Name
1925 E. Edgewood Dr, Ste 100
Lakeland, FL 33803

Matthew Queirolo
Witness #2 (as to both)
Matthew Queirolo
Print Name
1925 E. Edgewood Dr, Ste 100
Lakeland, FL 33803

**GE INVESTMENTS OF POLK,
LLC**, a Florida limited liability company

By: *Gregory A. Masters*
Gregory A. Masters, Manager

By: *Edward H. Laderer, Jr.*
Edward H. Laderer, Jr., Manager

**STATE OF FLORIDA
COUNTY OF POLK**

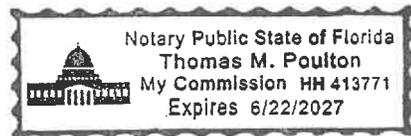
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of March, 2024, by Gregory A. Masters and Edward H. Laderer, Jr., as Managers of GE Investments of Polk, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me or have produced _____ as identification.

(AFFIX NOTARY SEAL)

Thomas M. Poulton
Notary Public

Printed Name of Notary

Commission Number and Expiration Date



LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING EAST OF AND CONTIGUOUS WITH THE EAST RIGHT-OF-WAY OF E.F. GRIFFIN ROAD AS RECORDED IN DEED BOOK 559, PAGE 509 AND DEED BOOK 569, PAGE 277 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 89°58'51" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 662.81 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 00°37'21" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 794.57 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2566, PAGE 2061, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°57'52" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 629.74 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING SAID LINE, SOUTH 00°26'43" EAST, 40.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF PAVEMENT OF E.F. GRIFFIN ROAD, A DISTANCE OF 1866.03 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 89°57'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.30 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF E.F. GRIFFIN ROAD ACCORDING TO DEED BOOK 559, PAGE 509, AND DEED BOOK 569, PAGE 277 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°26'23" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1866.03 FEET TO THE AFOREMENTIONED SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2566, PAGE 2061, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°57'52" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.12 FEET TO THE POINT OF BEGINNING.

S:\ACTIVE\HERITAGE INVESTMENTS\JAMES FARMS\HERITAGE - JAMES FARMS-DESC.dwg, 3/4/2024 8:07 AM, Ken Thompson

**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"

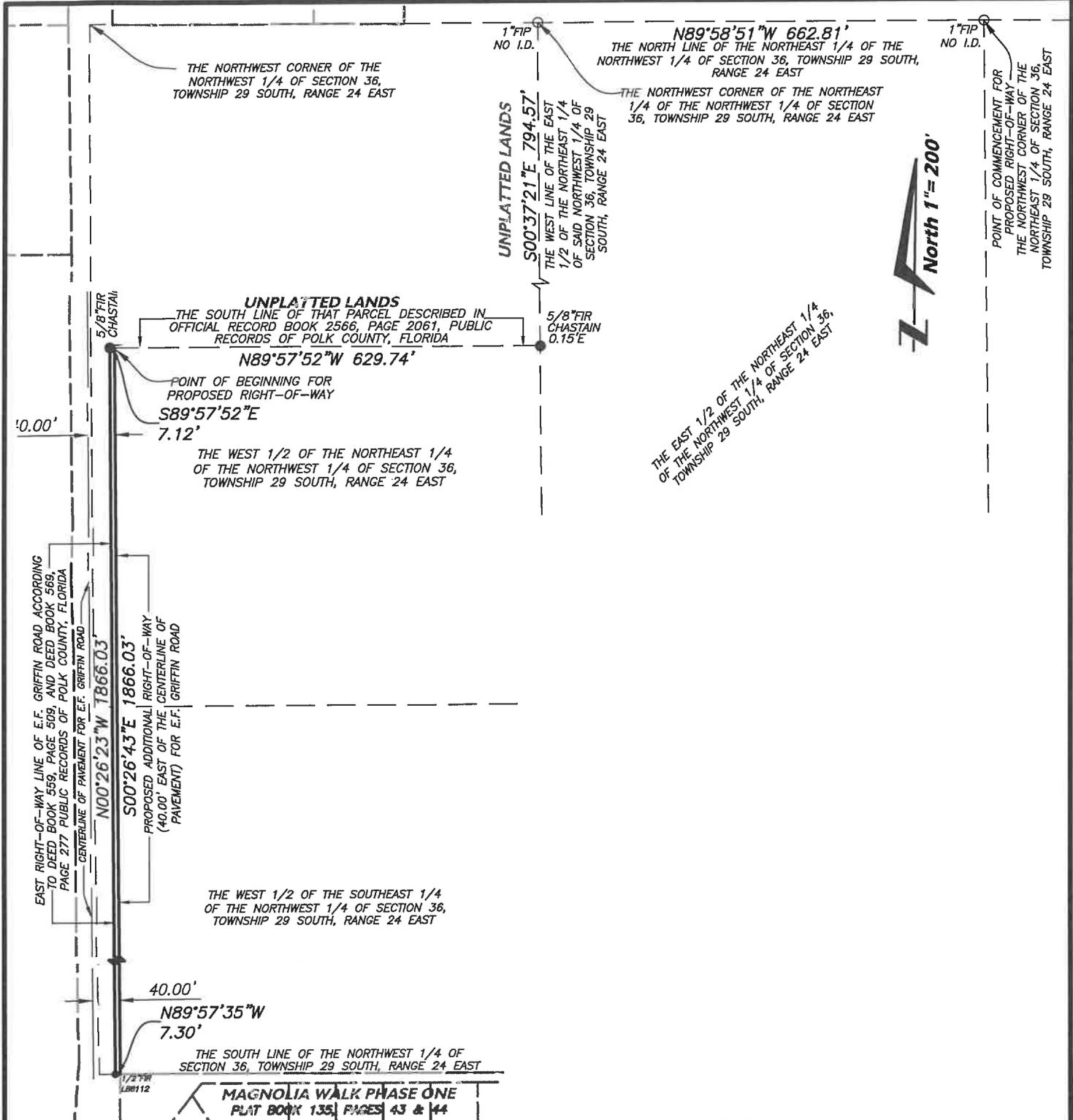
Kenneth W
Thompson

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: 2024.03.04 08:15:15 -0500



S:\ACTIVE\HERITAGE INVESTMENTS\JAMES FARMSHERITAGE - JAMES FARMS-DESC.dwg, 3/14/2024 8:09 AM, Ken Thompson



LEGAL DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY
SHEET 2 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.



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 Kenneth W
 Thompson

Digitally signed by: Kenneth W Thompson
 DN: CN = Kenneth W Thompson, O = US STATE OF FLORIDA
 O = Platinum Surveying and Mapping LLC
 Date: 2024.03.04 08:14:29 -0500
 DATE: 03/04/2024



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