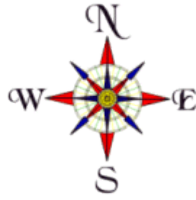
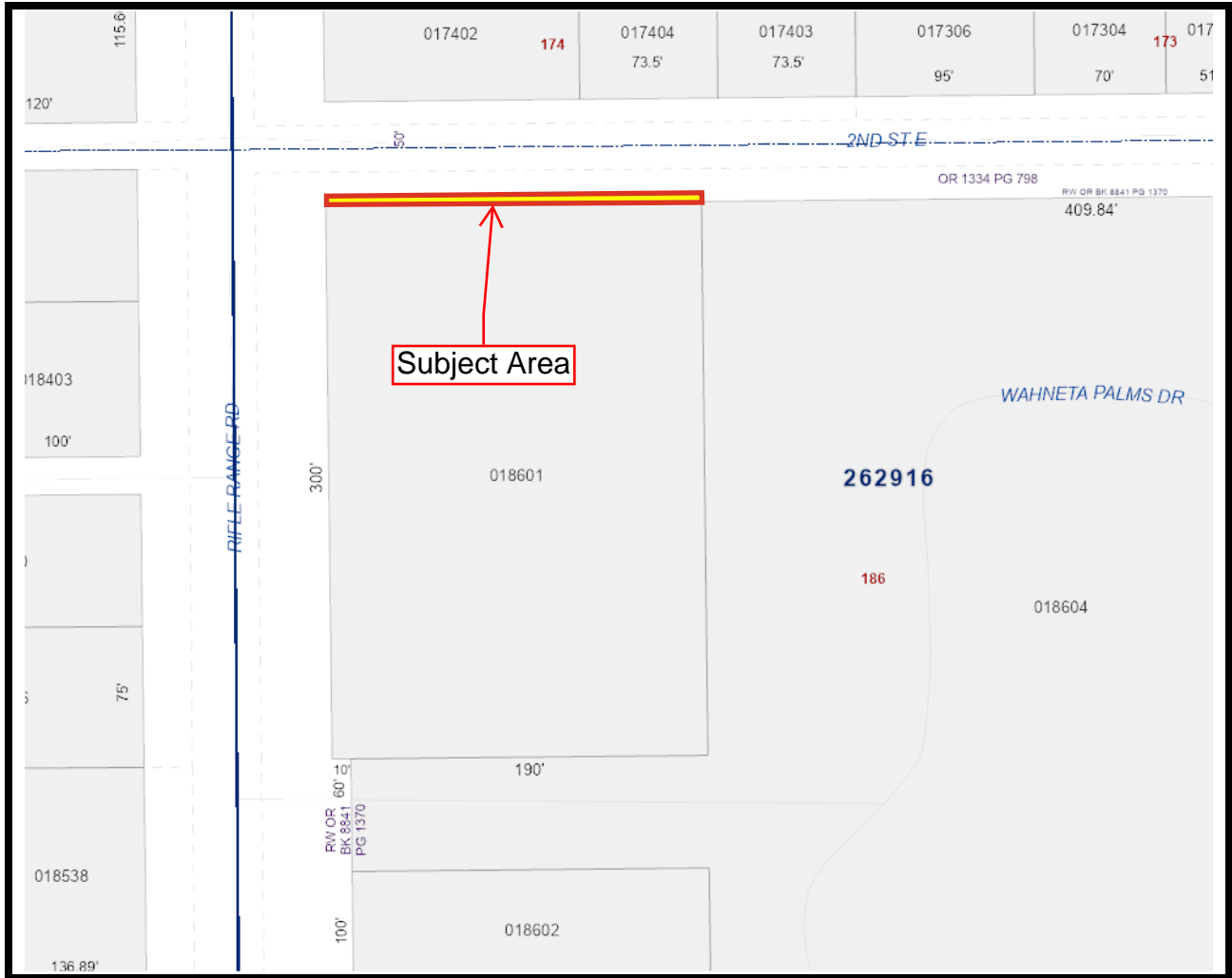


Section 16, Township 29 South, Range 26 East



SECTION 16, TOWNSHIP 29 SOUTH, RANGE 26 EAST



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: DRC – 2nd Street East R/W

Parent Parcel ID No.: 262916-689000-018601

QUIT CLAIM DEED

THIS INDENTURE, made this 21 day of MARCH, 2025, between **HALUM INVESTMENTS, LLC**, a Florida limited liability company, whose address is 13743 NW 18th Court, Pembroke Pines, Florida 33028, 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)




Witness #1
LISANDRA SANTIESTEBAN

Print Name
20901 SW 112 AVE MIAMI, FL 33189

Address

HALULM INVESTMENTS, LLC, a
Florida limited liability company



Witness #2
ANGELO DE LA TORRE

Print Name
20901 SW 112 AVE MIAMI, FL 33189

Address

By: 

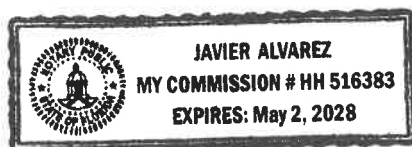
Samer Halum, Manager


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of MARCH, 2025, by Samer Halum, as Manager of Halum Investments, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or has ☐ produced FL DRIVERS LICENSE as identification.

(AFFIX NOTARY SEAL)





Notary Public
JAVIER ALVAREZ

Printed Name of Notary
HH 516383 / 05/02/2028

Commission Number and Expiration Date

SKETCH OF DESCRIPTION PROPOSED 5' RIGHT-OF-WAY DEDICATION

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE POLK COUNTY PUBLIC ACCESS WEBSITE.

SHEET INDEX

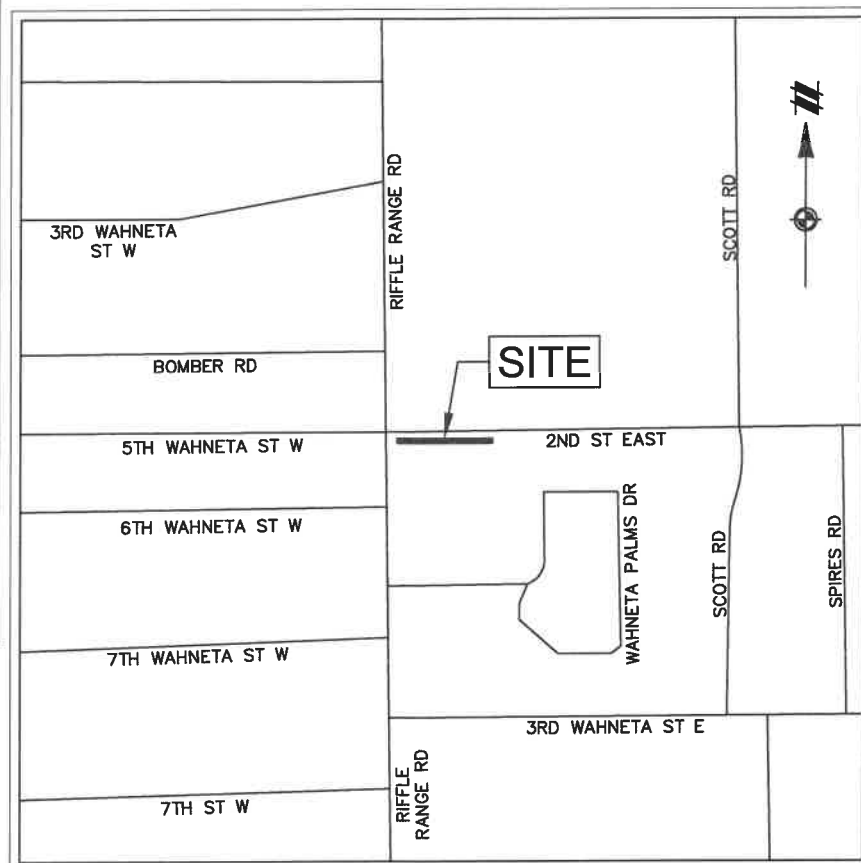
SHEET 1: LEGEND, NOTES, VICINITY MAP & CERTIFICATION
SHEET 2: LEGAL DESCRIPTION & SKETCH OF DESCRIPTION

LEGEND

o ANGLE POINT
— BOUNDARY LINE

ABBREVIATIONS

DB = DEED BOOK
IRF = IRON ROD FOUND
PB = PLAT BOOK
PG = PAGE
PID = PARCEL ID NUMBER
R/W = RIGHT-OF-WAY
SQ FT = SQUARE FEET



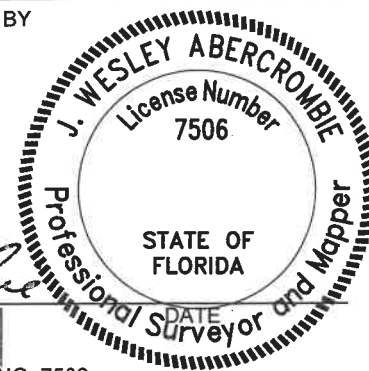
VICINITY MAP (NOT TO SCALE)

FOR THE LICENSED BUSINESS ATWELL, LLC: LB #7832 BY

J. Wesley Abercrombie
J. WESLEY ABERCROMBIE, PLS

10-23-2024

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7506



DATE: 10/21/2024 JOB: 24003180

DWG: MCD CH: WWA P.M.: WWA

SHEET NO.: 1 OF 2

SKETCH OF DESCRIPTION
PROPOSED 5' RIGHT-OF-WAY
DEDICATION
POLK COUNTY
FLORIDA



ATWELL

866.850.4200 www.atwell-group.com

1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807

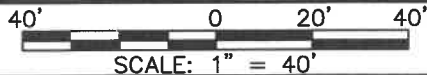
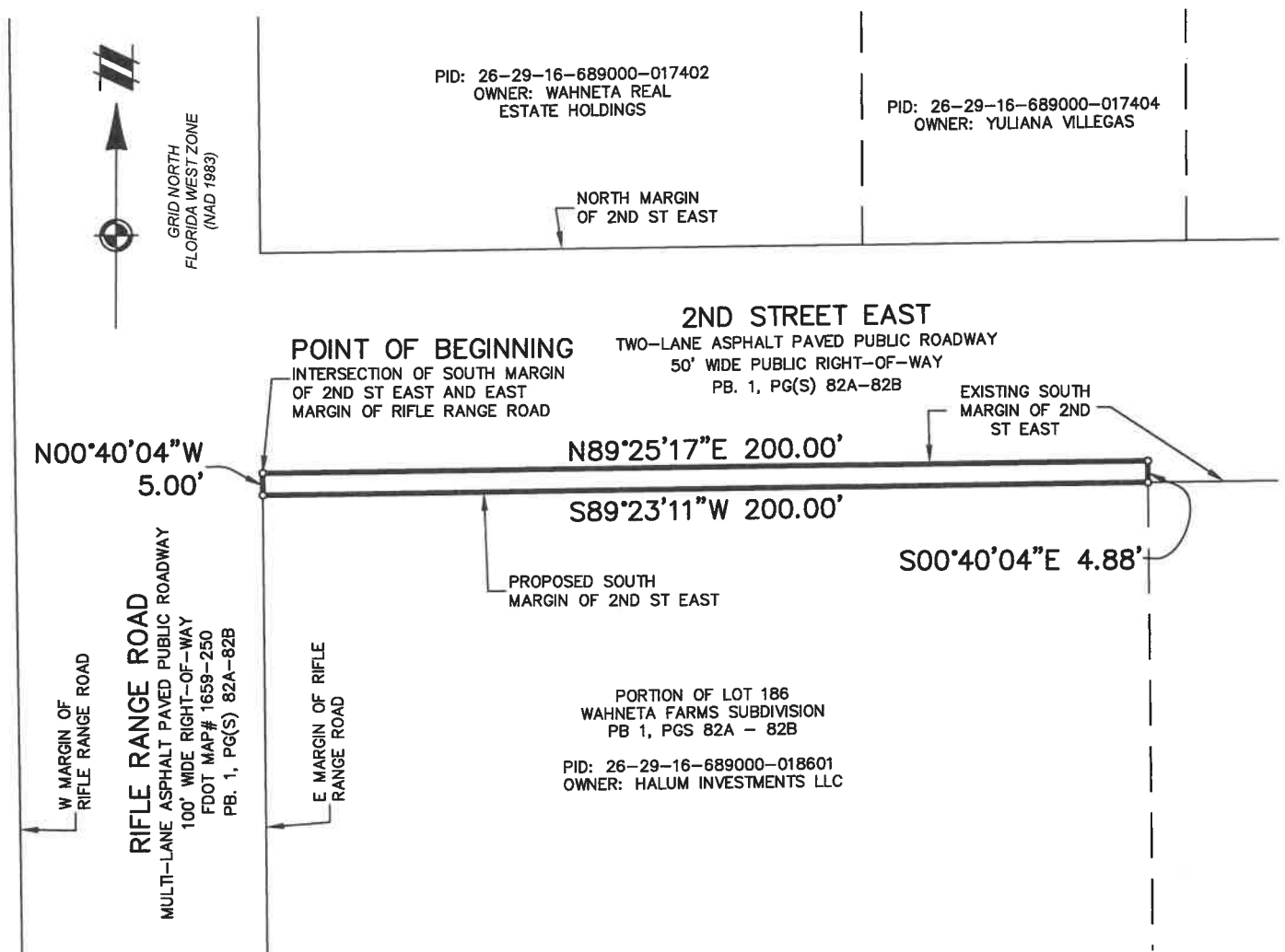
NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LOT 186, WAHNETA FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 82A THROUGH 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH MARGIN OF 2ND STREET EAST (50 FOOT WIDE PUBLIC RIGHT OF WAY) AND THE EAST MARGIN OF RIFLE RANGE ROAD (100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE ALONG SAID SOUTH MARGIN OF 2ND STREET EAST THE FOLLOWING TWO COURSES: (1) NORTH 89°25'17" EAST A DISTANCE OF 200.00 FEET; (2) THENCE SOUTH 00°40'04" EAST A DISTANCE OF 4.88 FEET; THENCE DEPARTING SAID SOUTH MARGIN OF 2ND STREET EAST, SOUTH 89°23'11" WEST A DISTANCE OF 200.00 FEET TO THE AFORESAID EAST MARGIN OF RIFLE RANGE ROAD; THENCE ALONG SAID EAST MARGIN OF RIFLE RANGE ROAD, NORTH 00°40'04" WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF: 1,000 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.



DATE: 10/21/2024	JOB: 24003180
DWG: MCD	CH: WWA P.M.: WWA
SHEET NO.: 2 OF 2	

SKETCH OF DESCRIPTION
PROPOSED 5' RIGHT-OF-WAY
DEDICATION
POLK COUNTY
FLORIDA



ATWELL

866.850.4200 www.atwell-group.com

1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
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