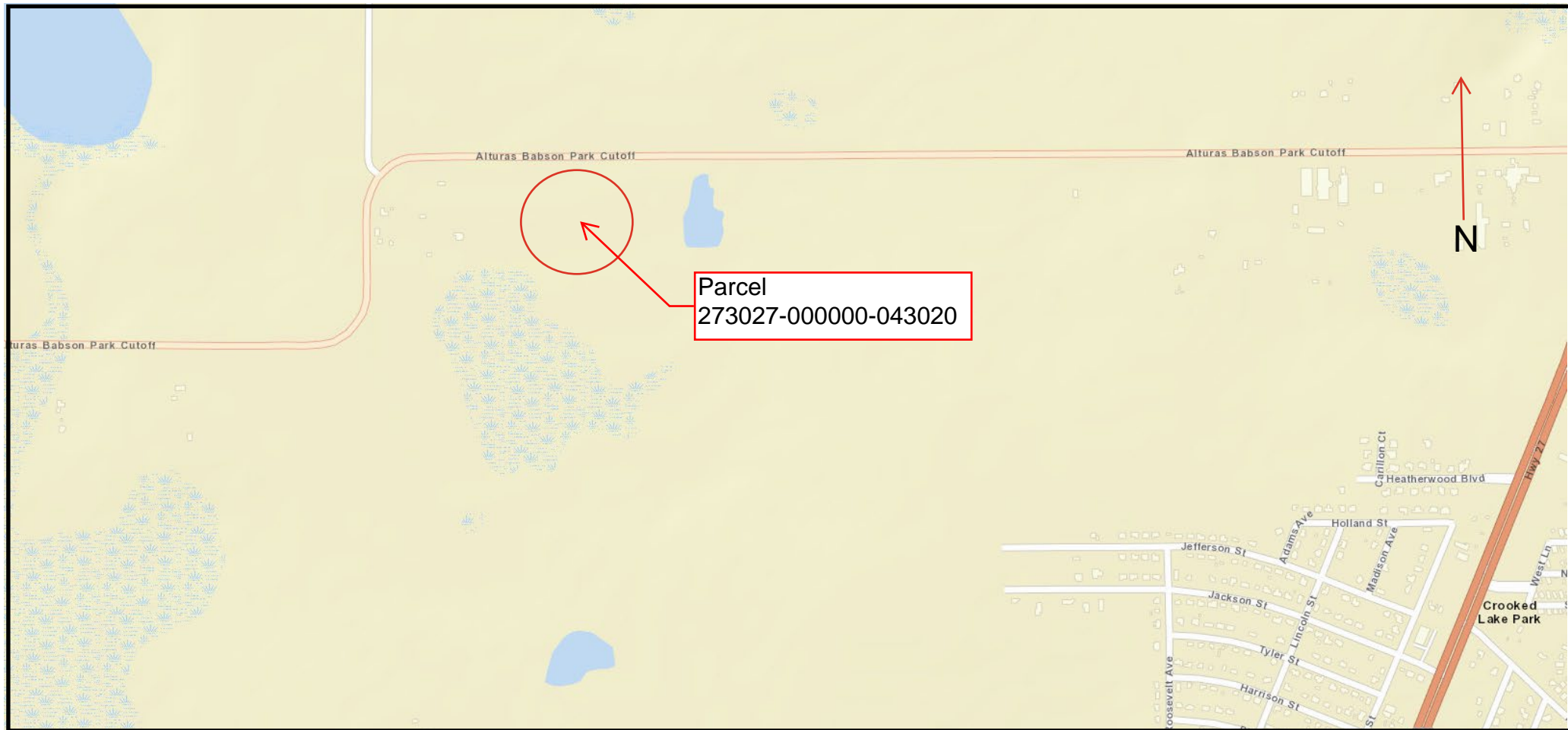
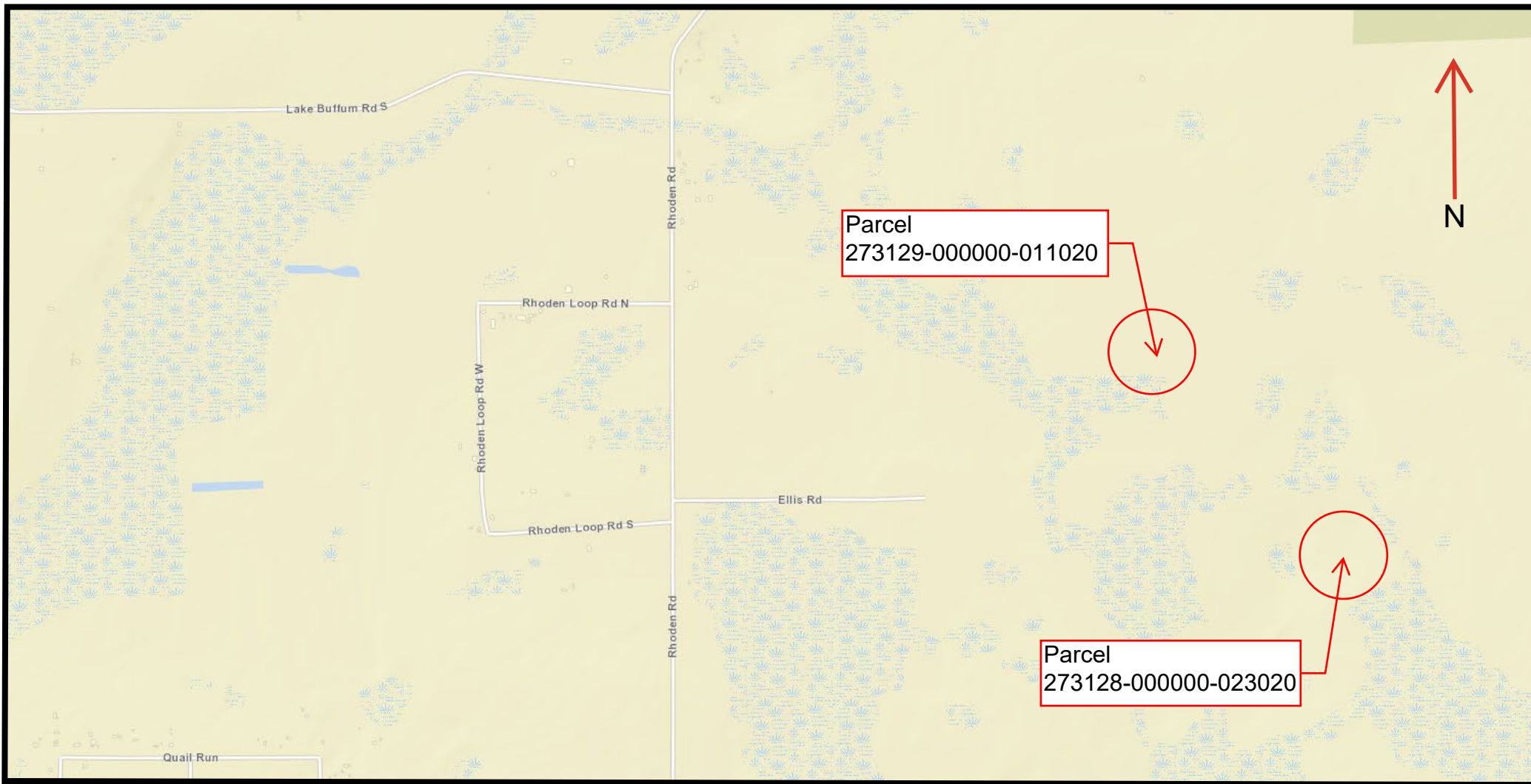


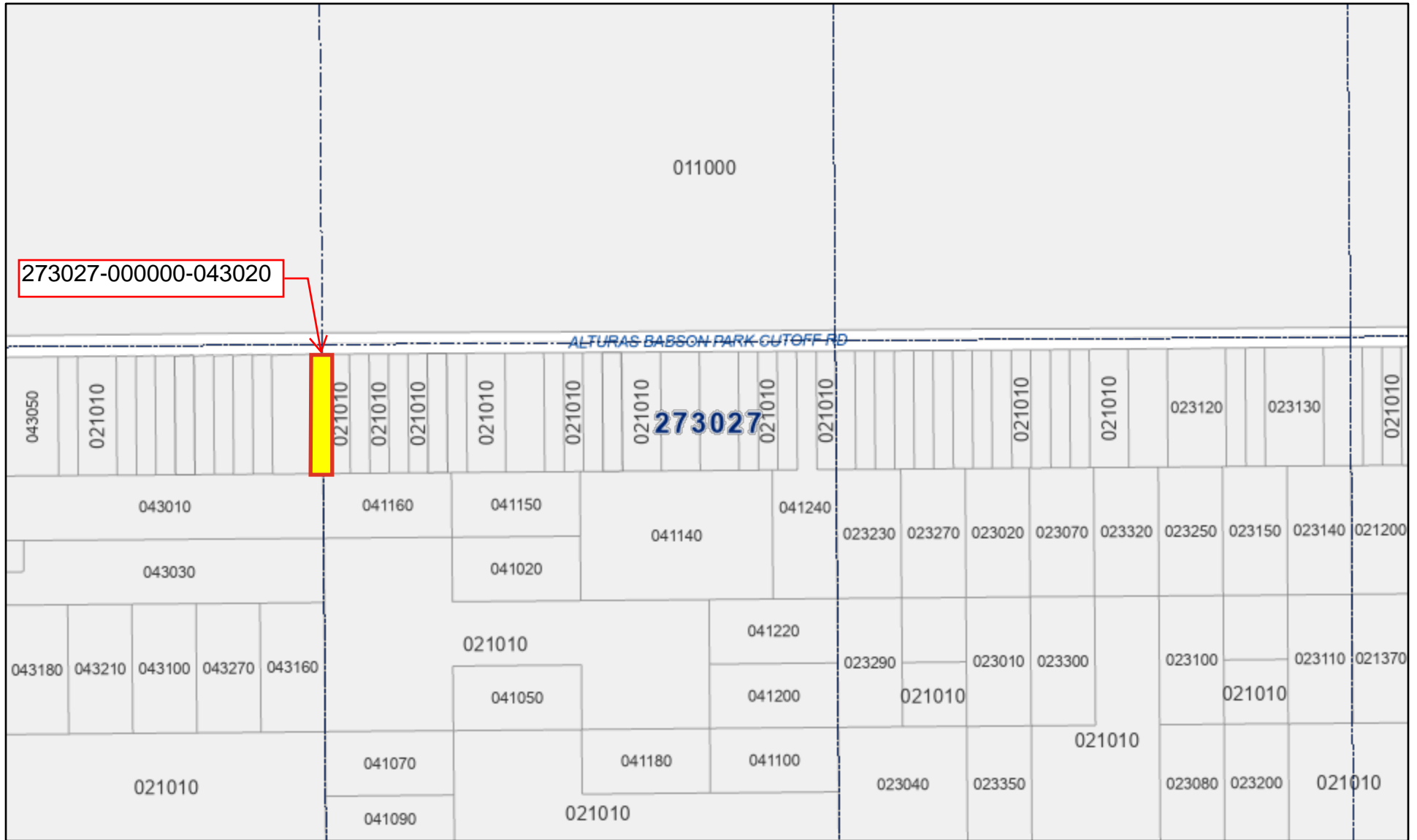
Section 27, Township 30 South, Range 27 East



Sections 28 & 29, Township 31 South, Range 27 East



Section 27, Township 30 South, Range 27 East



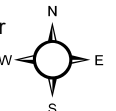
0 195 390 780 Feet

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".

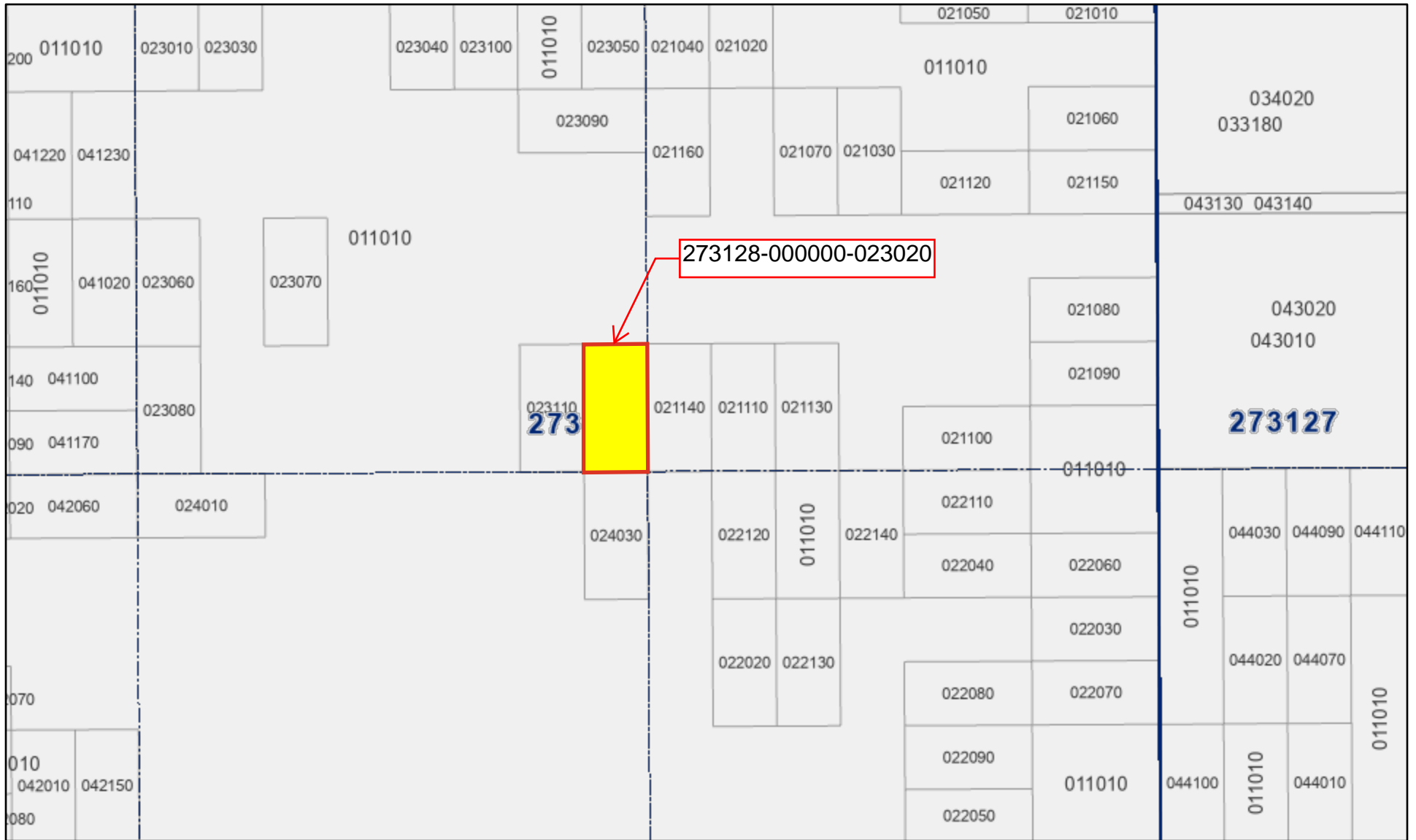


Polk County Property Appraiser
Polk County, Florida

July 1, 2025



Section 28, Township 31 South, Range 27 East



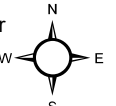
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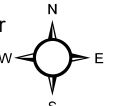
Polk County Property Appraiser
Polk County, Florida

July 1, 2025



[illegible]

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Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273128-000000-023020
273027-000000-043020
273129-000000-011020

LAND PURCHASE AGREEMENT

**COUNTY OF POLK
STATE OF FLORIDA**

THIS AGREEMENT made and entered into this 25th day of June, 2025, between **William Fitzpatrick**, whose mailing address is P.O. Box 408, Wolverine, Michigan 49799, hereinafter referred to as "Owners", and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Bartow, Florida 33831-9005, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS, Owner agrees to sell to Purchaser and Purchaser agrees to purchase from Owner the lands identified as **Parcel ID Numbers 273128-000000-023020, 273027-000000-043020, 273129-000000-011020** located in Polk County, Florida, as further described in **Exhibit "A"**, containing approximately 2.85 acres, together with all improvements, easements, and appurtenances, (collectively, the "Property"), in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of **\$17,500 (Seventeen Thousand Five Hundred Dollars)**.
- (b) Purchaser shall pay unto the Owner the total sum of \$17,015.47 (\$17,500 less \$484.59 for payment of back taxes owed for years 2023 and 2024), by County Warrant, within ninety (90) days from the date hereof upon simultaneous delivery of such instrument of conveyance. Any improvements or personal property not removed from the Property by closing shall be considered abandoned by the Owner.
- (c) Purchaser shall be responsible for the payment of the delinquent real property taxes, or proration thereof and the recording of the deed of conveyance.
- (d) Owner acknowledges they have not incurred the services of a Real Estate Broker.
- (e) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest

Equal Opportunity Employer

and/or claims arising from this acquisition and no other monies, including fees and/or costs, are owed by the County to Owners.

- **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date shown above.

PURCHASER:
POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

By: Melanea D. Hough
Melanea D. Hough, Professional
Real Estate Services

OWNER:

By: William Fitzpatrick
William Fitzpatrick

APPROVED BY:

By: R. Wade Allen 7/7/25
R. Wade Allen, Director
Real Estate Services
Its Agent

Exhibit "A"

The East 50 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 30 South, Range 27 East, lying South of State Road 640. Lying and being in Polk County, Florida. Subject to restrictions, reservations and easements of record.

Being Parcel I.D. #273027-000000-043020

AND

Tract No. 122: The East 165 feet of the West 2640 feet of the North 3/4 of the East 3/4 of Section 28, Township 31 South, Range 27 East, Less the North 3630 feet thereof, the North 30 feet thereof, subject to an easement for road right-of-way.

Being Parcel I.D. #283127-000000-023020

AND

Tract No. 863: The West 165 feet of the East 990 feet of the South 330 feet of the North 660 feet of the North 1/2 of the Northeast 1/4 of Section 29, Township 31 South, Range 27 East, the North 30 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. #293127-000000-011020

The above being the same properties as described in that Certain Warranty Deed as recorded in Official Records Book 04891 at Page 1753, of the Public Records of Polk County, Florida.