

Subject Area

Section 20, Township 26 South, Range 27 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: Heather Fuentes  
Parcel I.D. No.: 272620-705500-040192

## COUNTY DEED

**THIS DEED**, made this 19th day of August, 2025 by **POLK COUNTY**, a political subdivision of the State of Florida, Grantor, to the **GPK LIC II, LLC**, a Delaware limited liability company, whose address is 7380 West Sand Lake Road, Suite 605, Orlando, Florida 32819, Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$1.00, to it in hand paid by the Grantees, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantees, its successors and assigns forever, all the right, title, interest, including interests, if any, in rights which may have been reserved by operation of Section 270.11 Florida Statutes, claim, and demand, which the Grantor has in and to the following described land lying and being in Polk County, Florida, to wit:

### SEE ATTACHMENT "A"

Being the same property described in that certain Warranty Deed recorded in Official Records Book 07938 at Pages 1997 through 2000, Public Records of Polk County, Florida.

**IN WITNESS WHEREOF**, said grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

**ATTEST:**  
**Stacy M. Butterfield**  
**Clerk to the Board**

**GRANTOR:**  
**Polk County, a political subdivision**  
**of the state of Florida**

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
T.R. Wilson, Chairman  
Board of County Commissioners

(Seal)

*LEGAL DESCRIPTION*

*LEGAL DESCRIPTION*

A TRACT OF LAND, BEING ALL OF THE LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 7938, PAGE 1997, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 349, ROYAL RIDGE PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 39 AND 40 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH, WEST, NORTH AND EAST LINE OF SAID LANDS, THE FOLLOWING COURSES: SOUTH 89° 39'20" WEST, 80.00 FEET; THENCE RUN NORTH 00° 18'10" WEST, 645.58 FEET; THENCE RUN NORTH 89° 52'28" EAST, 80.00 FEET; THENCE RUN SOUTH 00° 18'10" EAST, 645.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES IN POLK COUNTY, FLORIDA AND CONTAINS 1.185 ACRES MORE OR LESS.

*SURVEYOR'S NOTES:*

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF THE LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 7938, PAGE 1997, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING NORTH 00°18'10" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



Digitally signed by David A White  
 Date: 2025.05.15 16:30:45 -04'00'

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 1 OF 2

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 20, TOWNSHIP 27 SOUTH, RANGE 27 EAST

DATE: May 13, 2025

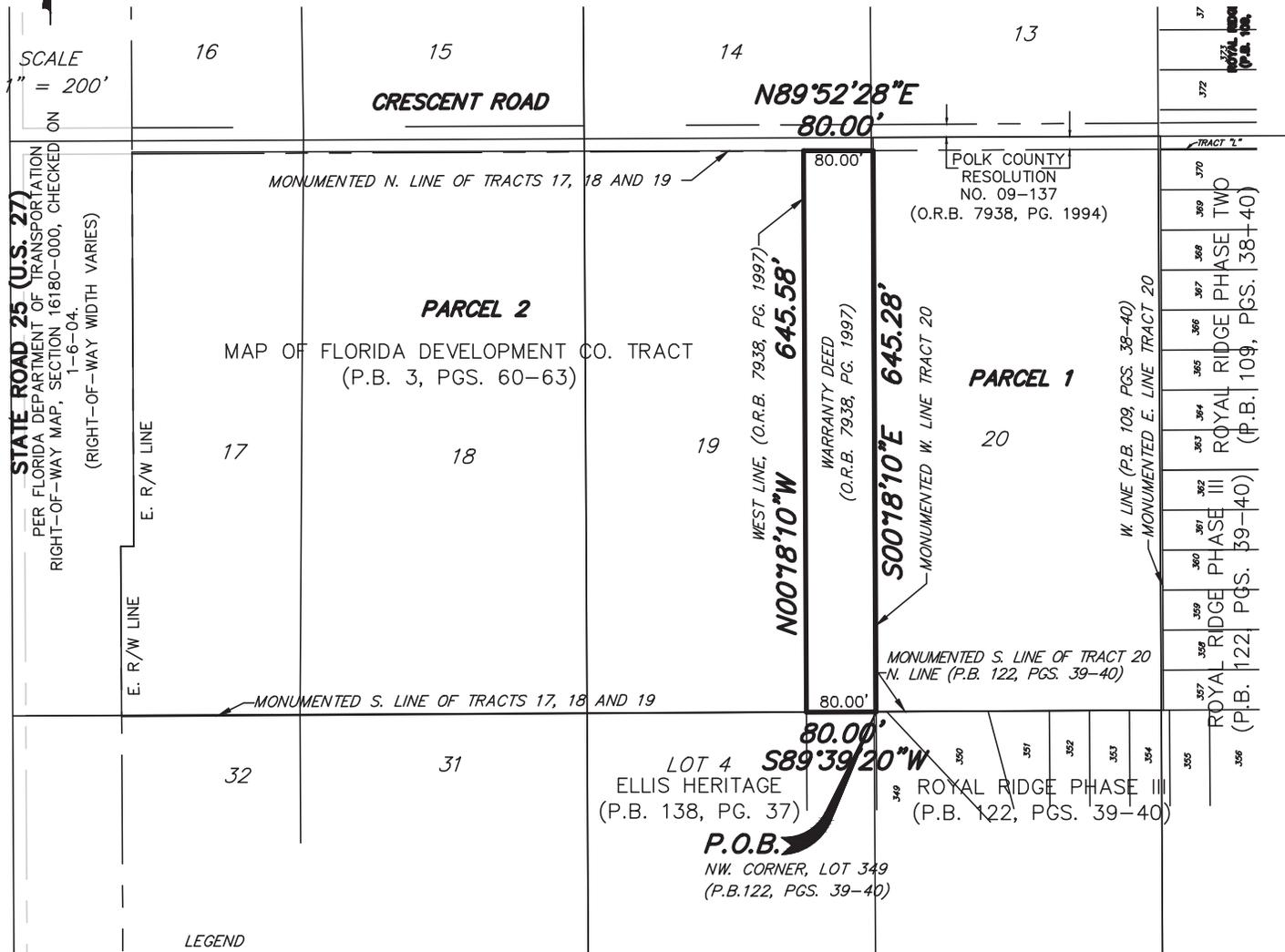
PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 25-047

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LEGAL DESCRIPTION



**LEGEND**  
 P.O.B.....POINT OF BEGINNING  
 R/W.....RIGHT-OF-WAY  
 P.B.....PLAT BOOK  
 PGS.....PAGES  
 O.R.B.....OFFICIAL RECORDS BOOK

(THIS IS NOT A SURVEY)  
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES  
 SHEET 2 OF 2

**PEC** | **SURVEYING AND MAPPING, LLC**  
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