

Subject

Section 25, Township 28 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 – Overlook Drive R/W
LDROW-2025-17

Parent Parcel ID No.: 262825-589000-000801

QUIT CLAIM DEED

THIS INDENTURE, made this 3rd day of April, 2026, between **GMPJ LLC**, a Florida limited liability company, whose address is 5829 Grand National Drive, Orlando, Florida 32819, 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
[Signature]
ROCHELLE SEQUINO

Print Name
SACO VINELAND RD SUITE 200
Address ORLANDO FL, 32811

Witness #2
[Signature]
CLAUSICA RONDINA

Print Name
5900 VINELAND RD SUITE 200
Address ORLANDO FL 32811

GMPJ LLC, a Florida limited liability company

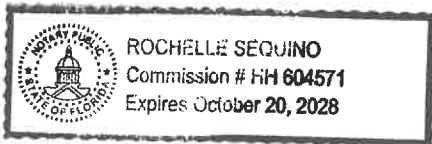
By: [Signature]
Vimalkumar Mehta, Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of APRIL, 2026, by Vimalkumar Mehta, as Manager of GMPJ 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)



[Signature]
Notary Public

ROCHELLE SEQUINO
Printed Name of Notary

HH 604571 / OCT. 20, 2028
Commission Number and Expiration Date

Exhibit "A" - Sheet 1 of 2

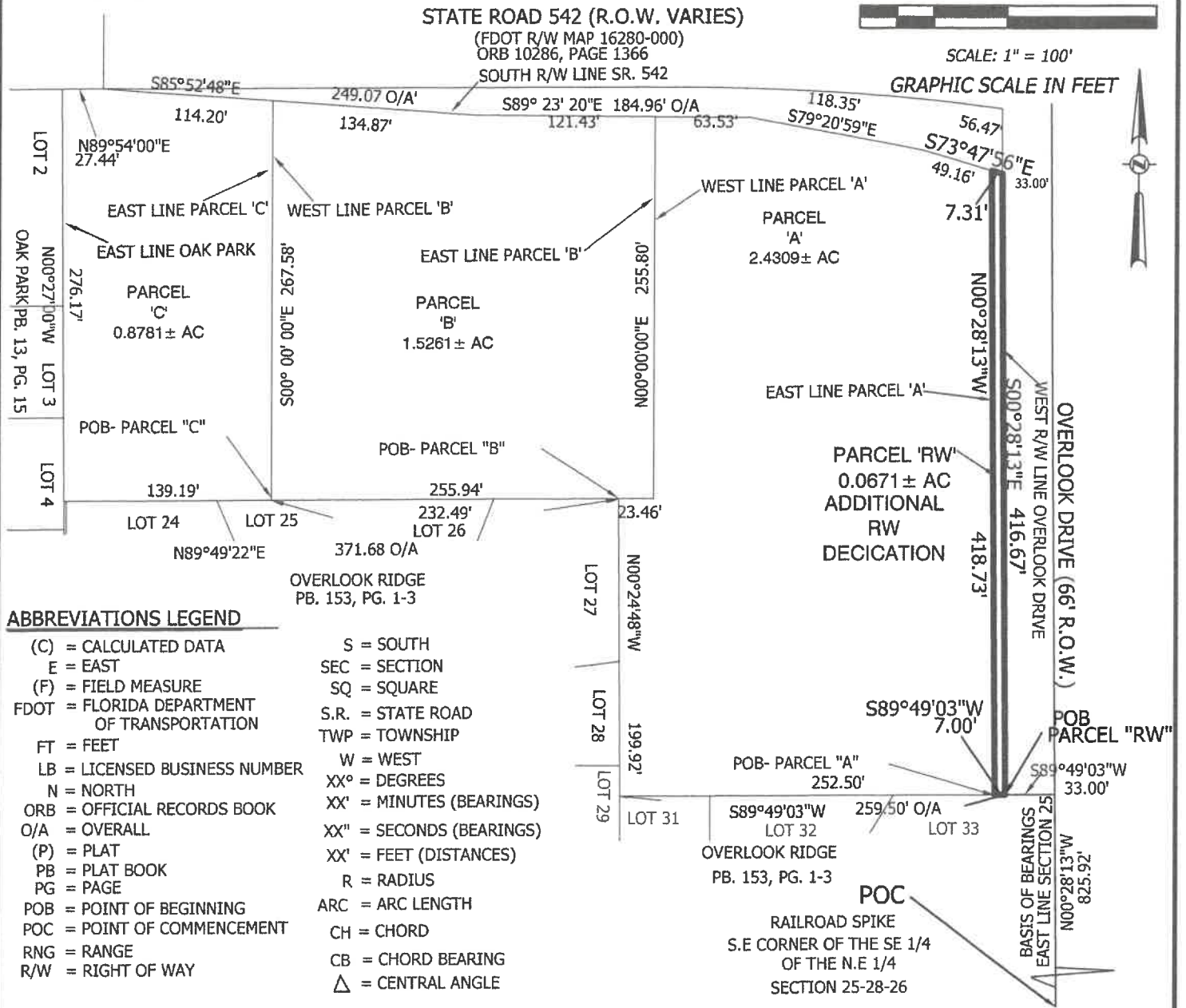
THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 BASIS OF BEARINGS: THE EAST LINE OF SECTION 25 AS BEING N00°28'13"W
 SEE SHEET 1 OF 2 FOR SKETCH AND LEGEND AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION

0 50 100 200

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET



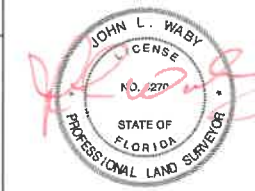
ABBREVIATIONS LEGEND

- | | |
|---|--------------------------|
| (C) = CALCULATED DATA | S = SOUTH |
| E = EAST | SEC = SECTION |
| (F) = FIELD MEASURE | SQ = SQUARE |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION | S.R. = STATE ROAD |
| FT = FEET | TWP = TOWNSHIP |
| LB = LICENSED BUSINESS NUMBER | W = WEST |
| N = NORTH | XX° = DEGREES |
| ORB = OFFICIAL RECORDS BOOK | XX' = MINUTES (BEARINGS) |
| O/A = OVERALL | XX" = SECONDS (BEARINGS) |
| (P) = PLAT | XX' = FEET (DISTANCES) |
| PB = PLAT BOOK | R = RADIUS |
| PG = PAGE | ARC = ARC LENGTH |
| POB = POINT OF BEGINNING | CH = CHORD |
| POC = POINT OF COMMENCEMENT | CB = CHORD BEARING |
| RNG = RANGE | Δ = CENTRAL ANGLE |
| R/W = RIGHT OF WAY | |

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY FROM A BOUNDARY SURVEY BY AVID/ MCADAMS, DATED 11-13-25

PREPARED FOR:		GMPJ, LLC			
SHEET DESCRIPTION:		LEGAL AND SKETCH PARCEL RW			
SCALE: 1"=100'	DRAWN: JLW	CHECKED: JLW	COUNTY: POLK		
JOB NO. 3491002	DATE: 02/13/26	SECTION: 25	TOWNSHIP: 28S	RANGE: 26E	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



Digitally signed by JOHN L WABY
 Date: 2026.02.16
 13:51:49-05'00'

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER #4270, STATE OF FLORIDA



CIVIL ENGINEERING 4904 EISENHOWER BOULEVARD
 LAND PLANNING SUITE 350
 TRAFFIC/TRANSPORTATION TAMPA, FLORIDA 33634
 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
 SURVEYING AVIDGROUP.COM
 GIS

THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
BASIS OF BEARINGS: THE EAST LINE OF SECTION 25 AS BEING N00°28'13"W
SEE SHEET 1 OF 2 FOR SKETCH AND LEGEND AND SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: PARCEL "RW"

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED IN INSTRUMENT #2025081733 AND A PORTION OF LOT 8, SECTION 25 OF THE PLAT FLORIDA HIGHLAND COMPANY RECORDED AS PLAT BOOK 3, PAGE 27 AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LYING IN A PORTION OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°28'13" WEST ALONG THE EAST LINE OF SAID SECTION 25 FOR 825.92 FEET; THENCE SOUTH 89°49'03" WEST FOR 33.00 FEET TO INTERSECT THE WEST RIGHT-OF-WAY OF OVERLOOK DRIVE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 16280-000 (RIGHT OF WAY 66.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49'03" WEST FOR 7.00 FEET TO THE EAST LINE OF SAID PARCEL A; THENCE NORTH 00°28'13" WEST, ALONG SAID LINE, FOR 418.73 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY OF STATE ROAD 542, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 16280-000 (RIGHT OF WAY VARIES); THENCE ALONG THE SAID SOUTH RIGHT OF WAY SOUTH 73°47'56" EAST FOR 7.31 FEET TO INTERSECT THE AFORESAID WEST RIGHT-OF-WAY OF OVERLOOK DRIVE; THENCE SOUTH 00°28'13" EAST ALONG SAID WEST LINE FOR 416.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,924 SQUARE FEET OR 0.0671 ACRES, MORE OR LESS.

PREPARED FOR: GMPJ, LLC

SHEET DESCRIPTION: LEGAL AND SKETCH PARCEL RW

