

Section 25, Township 28 South, Range 25 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: Sidney Circle R/W
LDNON-2025-78 – Recker Hwy

Parent Parcel ID No.: 252825-000000-014070

QUIT CLAIM DEED

THIS INDENTURE, made this 12th day of February, 2026, between **HAMTAE ASSETS LLC**, a Florida limited liability company, whose address is 1048 S. Florida Avenue, 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]

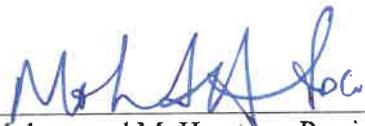
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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)


KARINA HOLLINGSWORTH
Witness #1
KARINA HOLLINGSWORTH
Print Name
441 HOPKINS ST, LAKELAND, FL 33809
Address

HAMTAE ASSETS LLC, a Florida
limited liability company

By: 
Mohammad M. Hamtaee, President


Witness #2
LUISA MEDINA
Print Name
PO Box 574, Highland City FL 33846
Address

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of February, 2026, by Mohammad M. Hamtaee, as President of Hamtaee Assets 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)



NANCY GALVAN
Commission # HH 475302
Expires January 15, 2028


Notary Public

Nancy Galvan
Printed Name of Notary

1/15/2028
Commission Number and Expiration Date

DESCRIPTION SKETCH

SHEET ONE OF TWO

RECKER HIGHWAY (SR 665)

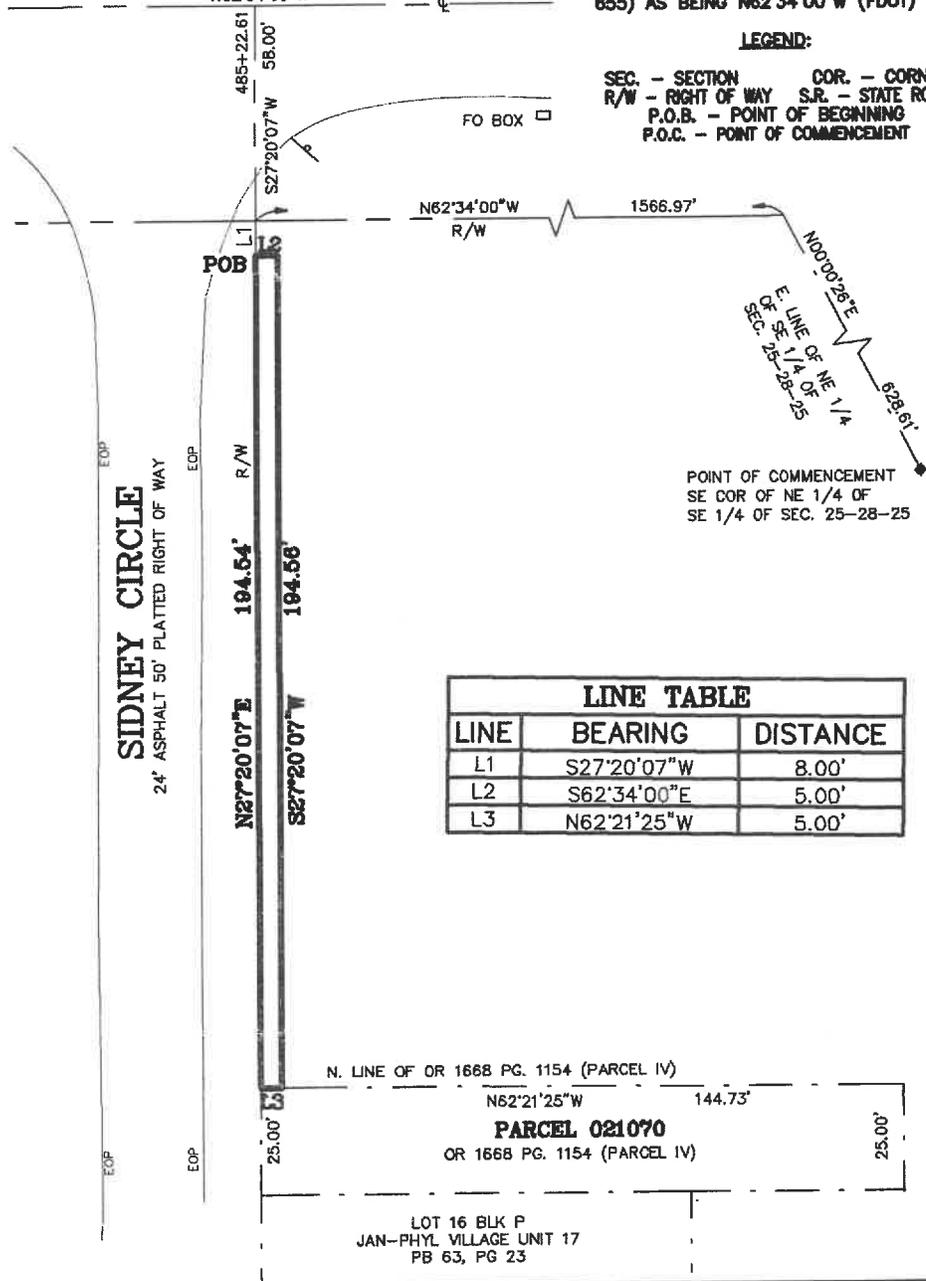
46' ASPHALT 100' RIGHT OF WAY
N62°34'00"W

NOTES:

1.) BEARINGS ARE BASED ON THE CENTERLINE OF RECKER HIGHWAY (SR 655) AS BEING N62°34'00"W (FDOT)

LEGEND:

SEC. - SECTION COR. - CORNER
R/W - RIGHT OF WAY S.R. - STATE ROAD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°20'07"W	8.00'
L2	S62°34'00"E	5.00'
L3	N62°21'25"W	5.00'

DATE:
NOVEMBER 10, 2025
DATE OF REVISION:
NOVEMBER 26, 2025

Mark D. Porter
Digitally signed by Mark D. Porter
Date: 2025.11.26 10:55:40 -05'00'



PORTER GPS GEOGRAPHICAL POSITIONING & SURVEYING
5338 U.S. HIGHWAY 98 NORTH
LAKELAND, FLORIDA 33809
LB #6765
(863) 853-1496
portergps@portergps.com

THIS IS NOT A SURVEY

Job Number: A-25-3056.02A

DESCRIPTION SKETCH

SHEET TWO OF TWO

DESCRIPTION:

That part of Section 25, Township 28 South, Range 25 East, Polk County Florida, being described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the said Section 25, thence North 00°00'26" East, along the East line of the said Northeast 1/4 of the Southeast 1/4, a distance of 628.61 feet to the Southwesterly Right of Way line of Recker Highway (SR 665), thence North 62°34'00" West, along the said Southwesterly Right of Way line a distance of 1,566.97 feet to the East Right of Way line of Sidney Circle, as shown on the Plat of JAN-PHIL VILLAGE , UNIT 17 as thereof recorded in Plat Book 63, Page 23, of the Public Records of Polk County, Florida, thence South 27°20'07" West, along the said East Right of Way line, a distance of 8.00 feet to the POINT OF BEGINNING, thence South 62°34'00" East, a distance of 5.00 feet, thence South 27°20'07" West a distance of 194.56 feet, to the North line of that certain parcel described in Official Record Book 1668, Page 1154 (Parcel IV), thence North 62°21'25" West, along said North line, a distance of 5.00 feet, again the East Right of Way line of Sidney Circle, thence North 27°20'07" East, along said East Right of Way line, a distance of 194.54 feet to the POINT OF BEGINNING. Said tract containing 973 square feet or 0.02 acres, more or less.

CERTIFICATION:

I hereby certify that this drawing correctly reflects the description hereon and meets the Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5j-17.05, of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DATE:

NOVEMBER 10, 2025

Mark D. Porter
Digitally signed
by Mark D. Porter
Date: 2025.11.26
10:55:15 -05'00'



Mark D. Porter

Porter Florida Registration #3340
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