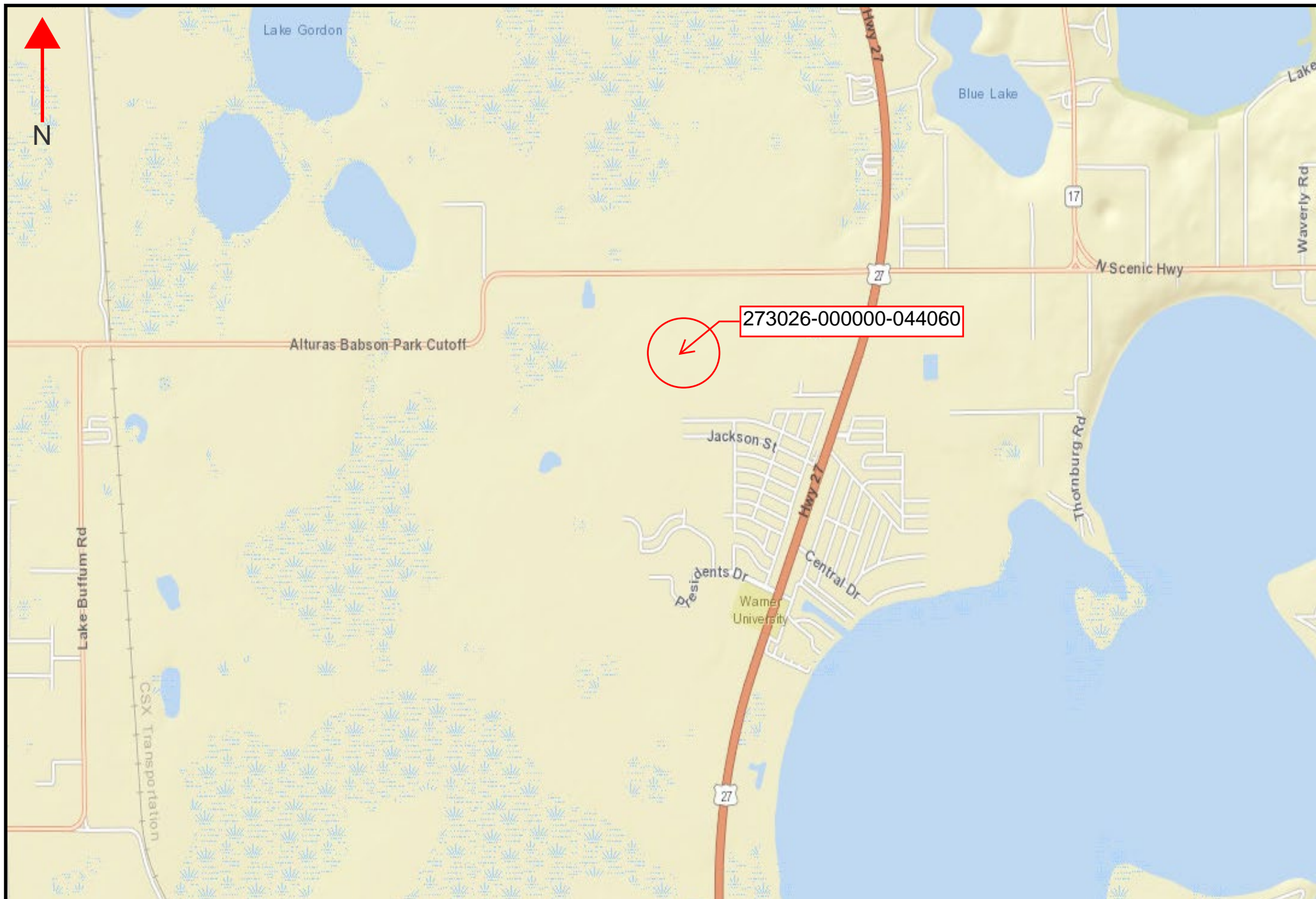
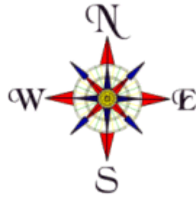
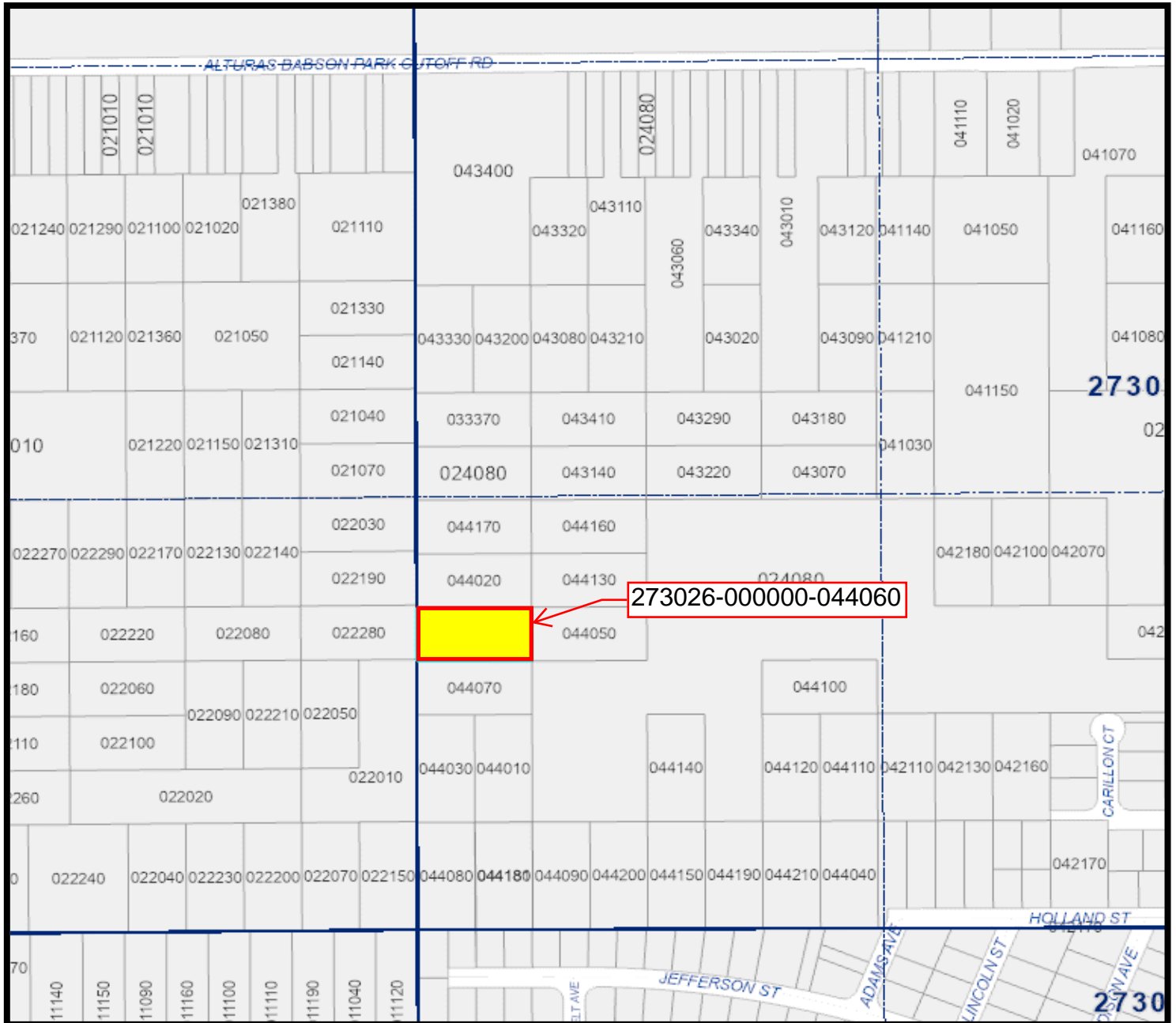


Section 26, Township 30 South, Range 27 East





SECTION 26, TOWNSHIP 30 SOUTH, RANGE 27 EAST





*Board of County Commissioners*

Crooked Lake West Project Area  
Parcel ID Number: 273026-000000-044060

## **LAND PURCHASE AGREEMENT**

**COUNTY OF POLK  
STATE OF FLORIDA**

**THIS AGREEMENT** made and entered into this 24<sup>th</sup> day of November 2025, between **Michael Sherron**, whose mailing address is 3140 S. Canal Drive, Palm Harbor, Florida 34684, hereinafter referred to as "Owner", 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 land identified as **Parcel ID Number 273026-000000-044060** located in Polk County, Florida, as further described in **Exhibit "A"**, containing approximately 1.25 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 **\$5,500.00 (Five Thousand Five Hundred Dollars)**.
- (b) Purchaser shall pay unto the Owner the total sum of \$5,500.00, 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 Owners.
- (c) Owner shall be responsible for the payment of any past due property taxes or current property taxes for which tax bills are available. Purchaser will be responsible for current year taxes for which no tax bill is available yet. Purchaser shall be responsible for the recording of the deed of conveyance.
- (d) Owner shall be responsible for the payment of all real estate fees or commission due, if any, and any payment(s) due will be deducted at closing from Owner's proceeds. Purchaser represents it has not incurred the services of a 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 Owner.

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

**IN WITNESS WHEREOF**, the party hereto has caused these presents to be executed in his respective name 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: Michael Sherron  
Michael Sherron

**APPROVED BY:**

By: R. Wade Allen 12/9/25  
R. Wade Allen, Director  
Real Estate Services  
Its Agent

**Exhibit "A"**

Lot 360 of Central Lake Estates, an unrecorded subdivision lying and being situate in Polk County, Florida, more particularly described as follows: Tract 360: The North 165 feet of the South 990 feet of the West 330 feet of the Southwest 1/4 of Section 26, Township 30 South, Range 27 East. The West 40 feet thereof subject to easement for road right-of-way.

Being Parcel I.D. #273026-000000-044060

Being the same property described in that certain General Warranty Deed recorded in Official Record Book 10220 at Pages 1470-1472, Public Records of Polk County, Florida.