

Section 02, Township 30 South, Range 29 East



Lake Rosalie

Lake Kissimmee
State Park

Tiger Creek

Subject Area

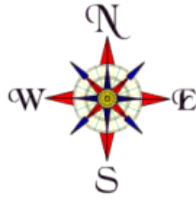
Tiger Lake

Hesperides

Highway 60 E

Nalcrest

High



SECTION 02, TOWNSHIP 30 SOUTH, RANGE 29 EAST

043030	043190	043140	041170	041190	041070	041160
043070	043040	043280	041180		041030	
043220	043120	043200	041150		041180	
043250	043130	043250	041140			
	043050		041080			
	043210	043060	041180			
043240	043080	043100				
044160		044010	042040		042090	
		044060	042100		042070	



Board of County Commissioners

Conservation Preservation
Parcel ID Number: 293002-000000-043230

LAND PURCHASE AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this 29th day of June, 2026, between **MARIAN LICHTLER**, whose mailing address is 2817 Wessex Street, Orlando, Florida 32803, 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 293002-000000-043230** 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, 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) 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. Owner acknowledges she is utilizing Florida Realty Results and the commission fees due will be deducted from the Owner's proceeds at closing and a separate check will be issued and made payable to Florida Realty Results in the amount of \$595.00. Owner acknowledges the remaining proceeds in the amount of \$4,905.00 will be made payable to Marian Lichtler. Purchaser represents it has not incurred the services of a broker.

Equal Opportunity Employer

mf
INITIAL

(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 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 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: Marian Lichtler
Marian Lichtler

APPROVED BY:

By: R. Wade Allen 2/14/25
R. Wade Allen, Director
Real Estate Services
Its Agent

Exhibit "A"

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 30 South, Range 29 East, Polk County, Florida.

Being Parcel I.D. #293002-0000000-043230

Being the same property described in that certain General Warranty Deed recorded in Official Record Book 6373 at Page 1079, Public Records of Polk County, Florida.

