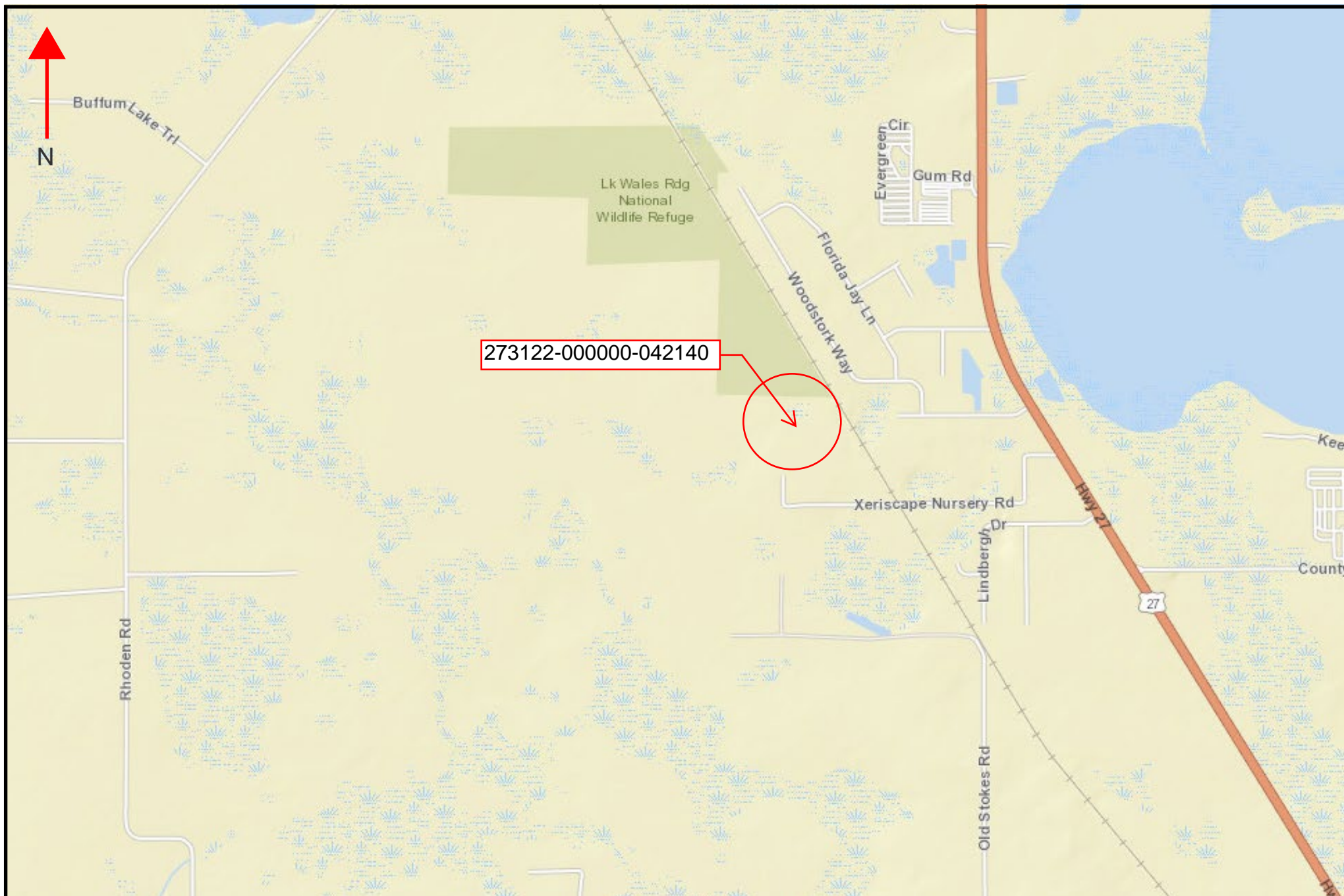
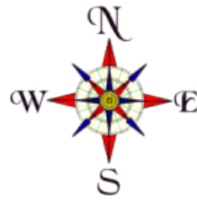
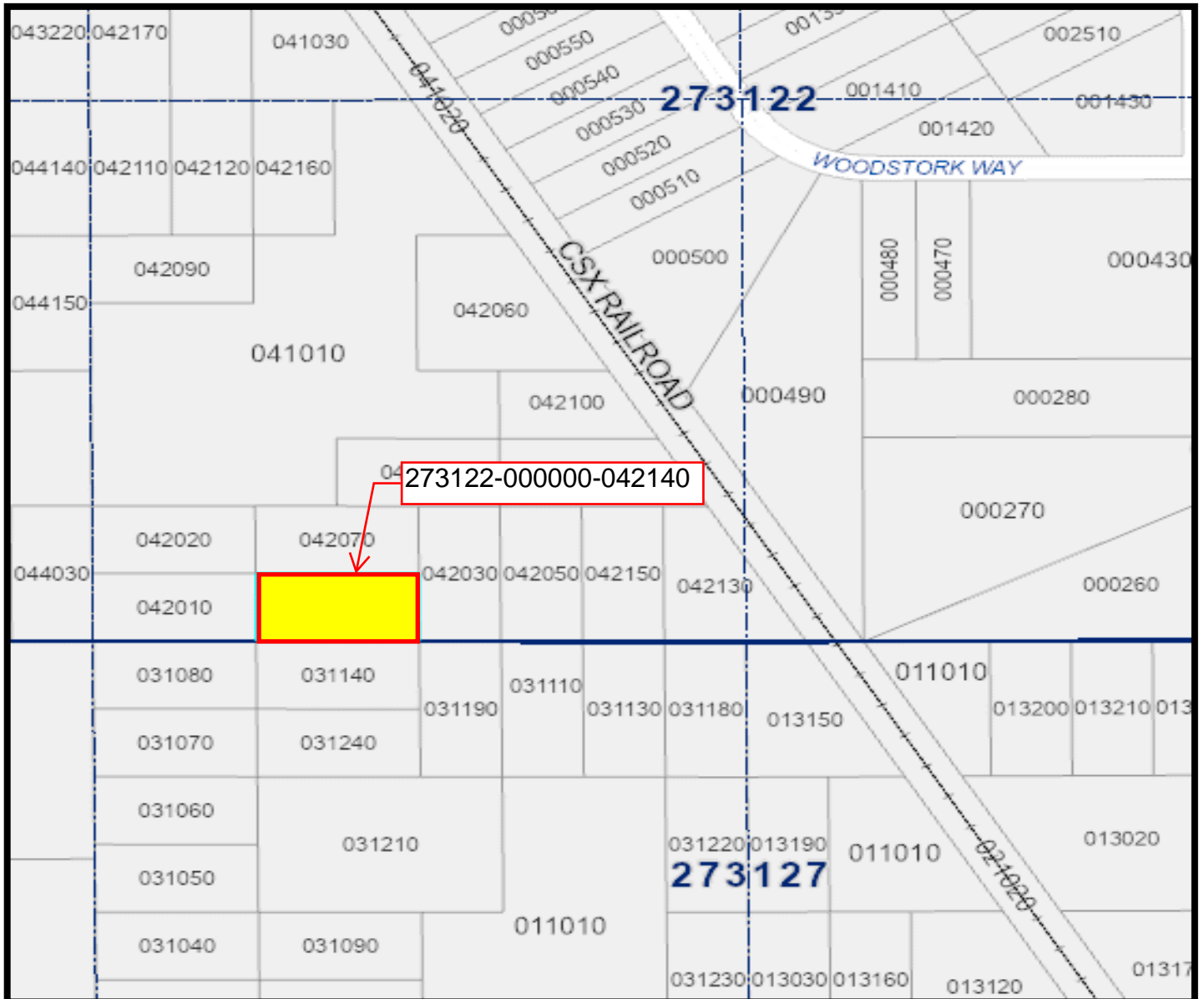


Section 22, Township 31 South, Range 27 East





SECTION 22, TOWNSHIP 31 SOUTH, RANGE 27 EAST





Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273122-000000-042140

LAND PURCHASE AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this 8th day of December, 2025, between **John Joseph Pearce, a married man** whose mailing address is P.O. Box 702405, Saint Cloud, Florida 34770, 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 273122-000000-042140** 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 **\$5,000.00 (Five Thousand Dollars)**.
- (b) Purchaser shall pay unto the Owner the total sum of \$5,000.00, 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 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, 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 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

OWNER:

By: Melanea D. Hough
Melanea D. Hough, Professional
Real Estate Services

By: John Joseph Pearce
John Joseph Pearce, a married man

APPROVED BY:

By: R. Wade Allen 12/15/25
R. Wade Allen, Director
Real Estate Services
Its Agent

Exhibit "A"

The East 330 feet of the West 660 feet of the South 165 feet of the East 3/4 of the South 1/2 of Section 22, Township 31 South, Range 27 East being Lot 139 of Unrecorded Central Lake Estates South.

Being Parcel I.D. #273122-000000-042140

Being the same property described in that certain Quit Claim Deed recorded in Official Record Book 9985 at Pages 925 through 926, Public Records of Polk County, Florida.