

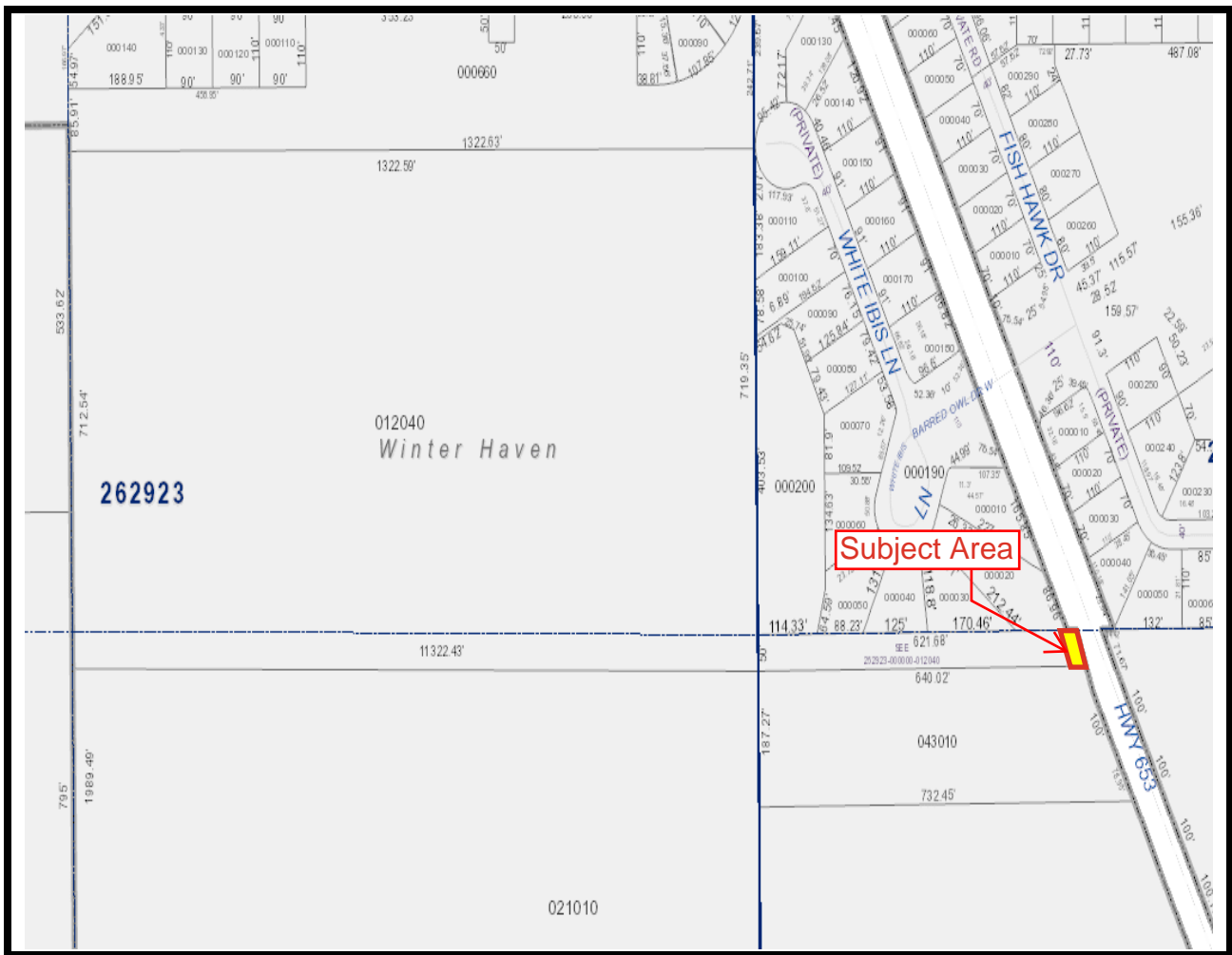
North

Subject Location

Section 23, Township 29 South, Range 26 East



**SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST**



This Instrument prepared under the direction of  
R. Wade Allen, Administrator  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Scott C. Lowery  
Project Name: CR 653 R/W  
Crescent Pointe

Parent Parcel ID No.: 262923-000000-012040

### QUIT CLAIM DEED

**THIS INDENTURE**, made this 16<sup>th</sup> day of September, 2024, between **GE INVESTMENTS OF POLK, LLC**, a Florida limited liability company, whose address is 1925 E. Edgewood Drive, Suite 100, 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.

**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:



Witness #1  
Thomas Poulton


Print Name  
1925 E. Edgewood Dr, Ste 100  
Lakeland, FL 33083



Witness #2  
Kathryn Bibeau

Print Name  
1925 E. Edgewood Dr, Ste 100  
Lakeland, FL 33083

**GE INVESTMENTS OF POLK, LLC**  
a Florida limited liability company

By:   
Edward H. Laderer, Jr., Manager

*ACKNOWLEDGEMENT PAGE TO QUIT CLAIM DEED  
GE Investments of Polk, LLC to Polk County, Florida*

**STATE OF FLORIDA**

**COUNTY OF POLK**

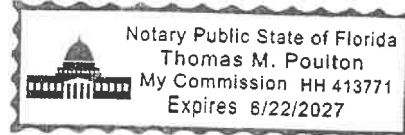
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of September, 2024, by Edward H. Laderer, Jr., as Manager of GE Investments of Polk, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_ as identification.



\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name of Notary

\_\_\_\_\_  
Commission Number and Expiration Date



**DESCRIPTION:**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24 TOWNSHIP 29 SOUTH, RANGE 26 EAST POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER LOT 2, HART LAKE COVE PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 135, PAGES 3 & 4, SAID POINT BEING A 4"x4" CONCRETE MONUMENT STAMPED PRM LB7190, AND RUN THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, N89°25'03"E A DISTANCE OF 20.68 FEET TO WEST MAINTAINED RIGHT OF WAY LINE OF COUNTY ROAD 653 ACCORDING TO MAP BOOK 11, PAGES 14 -22 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID WEST MAINTAINED RIGHT OF WAY LINE, S20°39'37"E A DISTANCE OF 53.24 FEET TO A LINE 50 FOOT SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST 1/4; RUN THENCE ALONG SAID LINE S89°25'03"W A DISTANCE OF 13.51 FEET; THENCE N27°33'35"W A DISTANCE OF 56.10 FEET TO THE POINT OF BEGINNING.

**NOTE:**

BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, 2011 ADJUSTMENT FOR THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, BEING N00°36'44"W.

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV

Digitally signed by Robert E Lazenby IV  
Date: 2024.05.21 12:28:19 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



**BASEPOINT**  
**SURVEYING, INC.**

MAILING: P.O. BOX 253, BARTOW, FL 33831  
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

CRESCENT POINTE  
Section 24, Township 29 S, Range 26 E

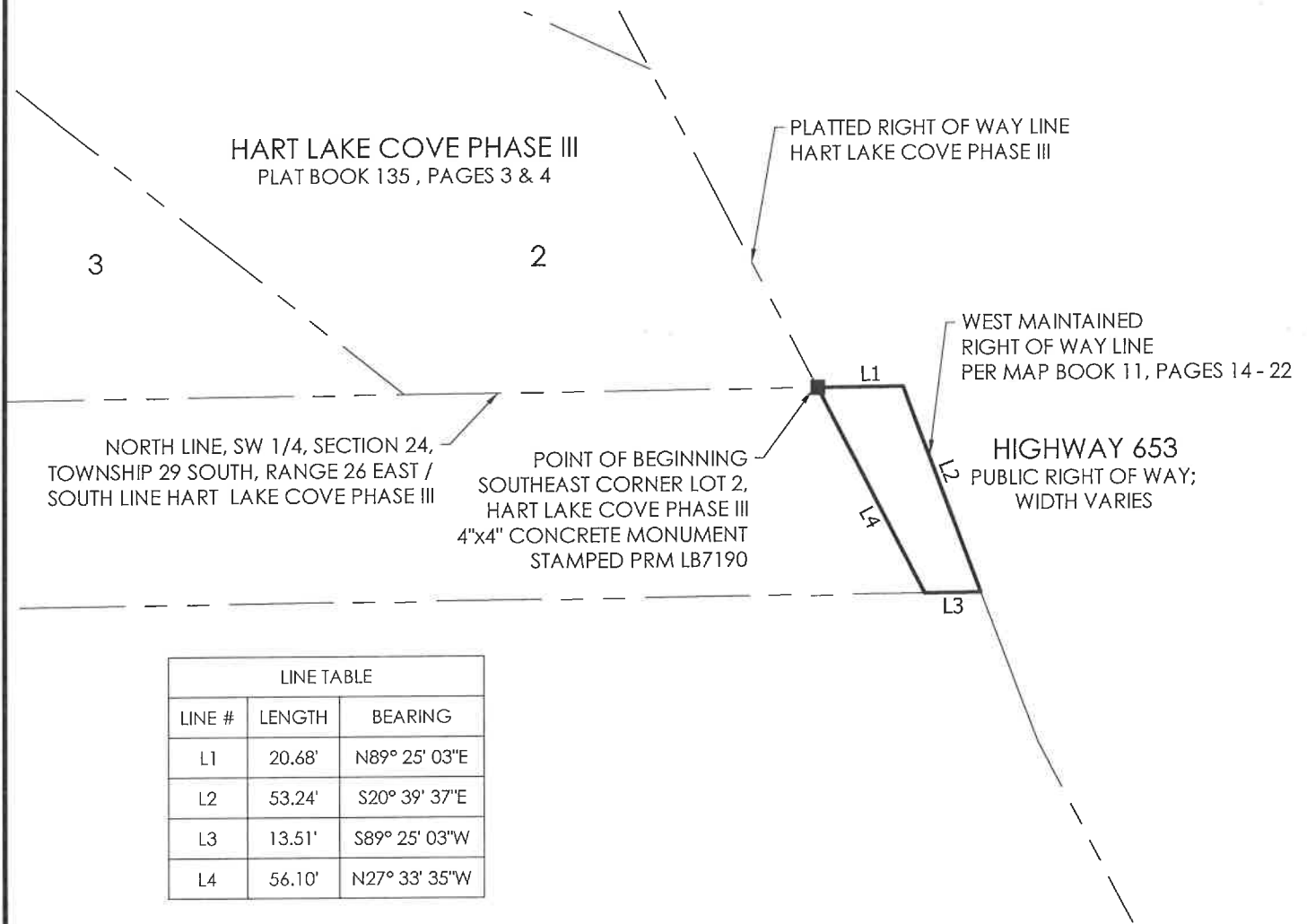
SKETCH OF DESCRIPTION  
NOT A SURVEY  
SHEET 1 OF 2

DRAWING: 11907ROW.dwg

JOB #10907



NORTH  
SCALE: 1" = 40'



LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.68'	N89° 25' 03"E
L2	53.24'	S20° 39' 37"E
L3	13.51'	S89° 25' 03"W
L4	56.10'	N27° 33' 35"W

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV

Digitally signed by Robert E Lazenby IV  
Date: 2024.05.21 12:28:46 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



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CRESCENT POINTE  
Section 24, Township 29 S, Range 26 E

SKETCH OF DESCRIPTION  
NOT A SURVEY  
SHEET 2 OF 2

DRAWING: 11907ROW.dwg

JOB #10907