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INSTR # 2024253969
BK 13326 Pg 529 PG(s) 1
FILED 11/07/2024 10:24 AM
STACY M. BUTTERFIELD, CLERK OF POLK
POLK COUNTY
DEED DOC 43,180.00
RECORDING FEE \$14.00
FILED BY Alexander

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: Chris Peterson
Parcel I.D. No.: 272617-000000-044010

COUNTY DEED

THIS DEED, made this 7th day of November, 2024, by **POLK COUNTY**, a political subdivision of the State of Florida, Grantor, to **JAMES MANGAN**, whose address is, 3063 Butler Bay Drive N., Windermere, Florida 34786, Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has Granted, bargained, and sold to Grantee, his heirs and assigns forever, all the right, title, interest, including interests, if any, in rights which may have been reserved by operation of Section 270.11 Florida Statutes, claim, and demand, which the Grantor has in and to the following described land lying and being in Polk County, Florida, to wit:

Assuming the West line of Section 17, Township 26 South, Range 27 East, Polk County, Florida to be a due North-South line: Commence at the Southwest corner of said Section 17 and run thence North along said West line a distance of 25 feet to the point-of-beginning: thence run North 89°55'38" East 175.28 feet; thence North 208.71 feet; thence South 89°55'38" West 239.35 feet to a point on a curve concave Southwesterly having a radius of 4422.18 feet, a chord bearing of South 15°53'59" East, and a chord length of 216.93 feet; thence along said curve through a central angle of 02°48'40" an arc distance of 216.96 feet to the end of said curve; thence North 89°55'38" East 4.64 feet to the point-of-beginning.

Being the same property described in that certain Quit Claim Deed recorded in Official Record Book 2259 at Pages 2260 and 2261, Public Records of Polk County, Florida.

IN WITNESS WHEREOF, said grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

By: _____

Deputy Clerk

(Seal)



GRANTOR:

Polk County, Florida

By: _____

T.R. Wilson, Vice-Chairman
Board of County Commissioners