



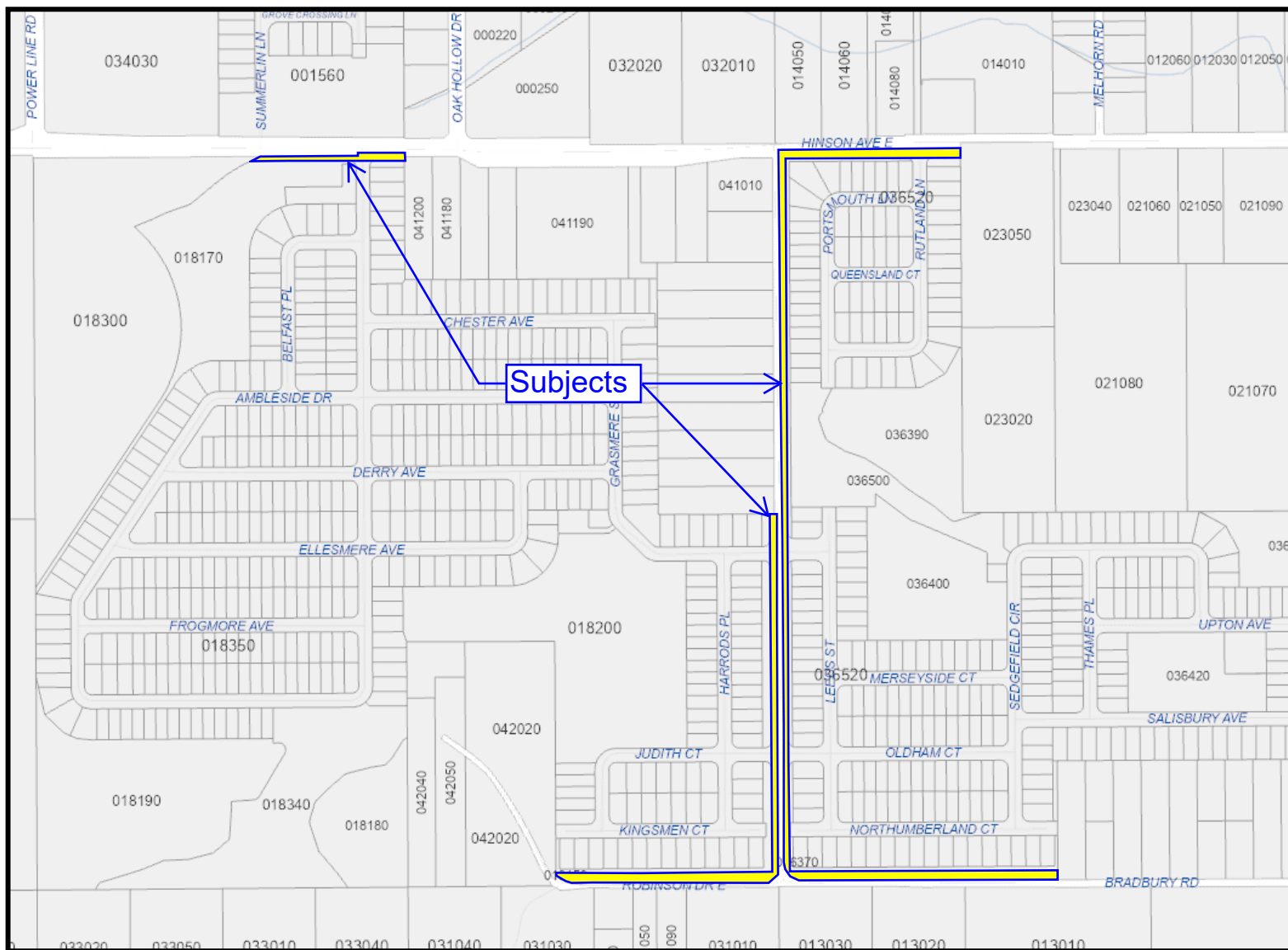
Subject Area



Section 26,  
Township 27 South,  
Range 27 East



## SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST



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: Scott C. Lowery  
Project Name: Bradbury Creek Ph 1 and Ph 2  
E. Hinson Ave, Bradbury Rd &  
E. Robinson Dr. R/W

Parent Parcel ID Nos.: 272726-758516-018150/018160 &  
272726-758517-036370

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 7th day of May, 2025, between **CH DEV BRADBURY, LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, 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:

**Tracts "A-1" and "A-2", BRADBURY CREEK PHASE 1, according to the map or plat thereof as recorded in Plat Book 201, at Pages 8 through 15, Public Records of Polk County, Florida.**

**AND**

**Tract "A-1", BRADBURY CREEK PHASE 2, according to the map or plat thereof as recorded in Plat Book 202, at Pages 37 through 43, Public Records of Polk County, Florida.**

**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.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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:  
(Signature of two witnesses required by Florida Law)

[Signature]  
Witness #1  
Laura Schwenk  
Print Name  
340 E Central Ave,  
Address  
Winter Haven, FL 33880  
Joe D. Braddy  
Witness #2  
Joe D. Braddy  
Print Name  
346 E. Central Ave.  
Address  
Winter Haven, FL 33880

CH DEV BRADBURY, LLC, a Florida  
limited liability company

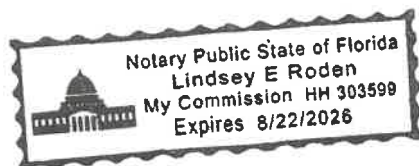
By: [Signature]  
Albert B. Cassidy, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 7th day of May, 2025, by Albert B. Cassidy, as Manager of CH  
Dev Bradbury, LLC, a Florida limited liability company, on behalf of the company, who ☒  
is personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

(AFFIX NOTARY SEAL)



Lindsey E Roden  
Notary Public

Lindsey E Roden  
Printed Name of Notary

HH303599 8/22/2026  
Commission Number and Expiration Date