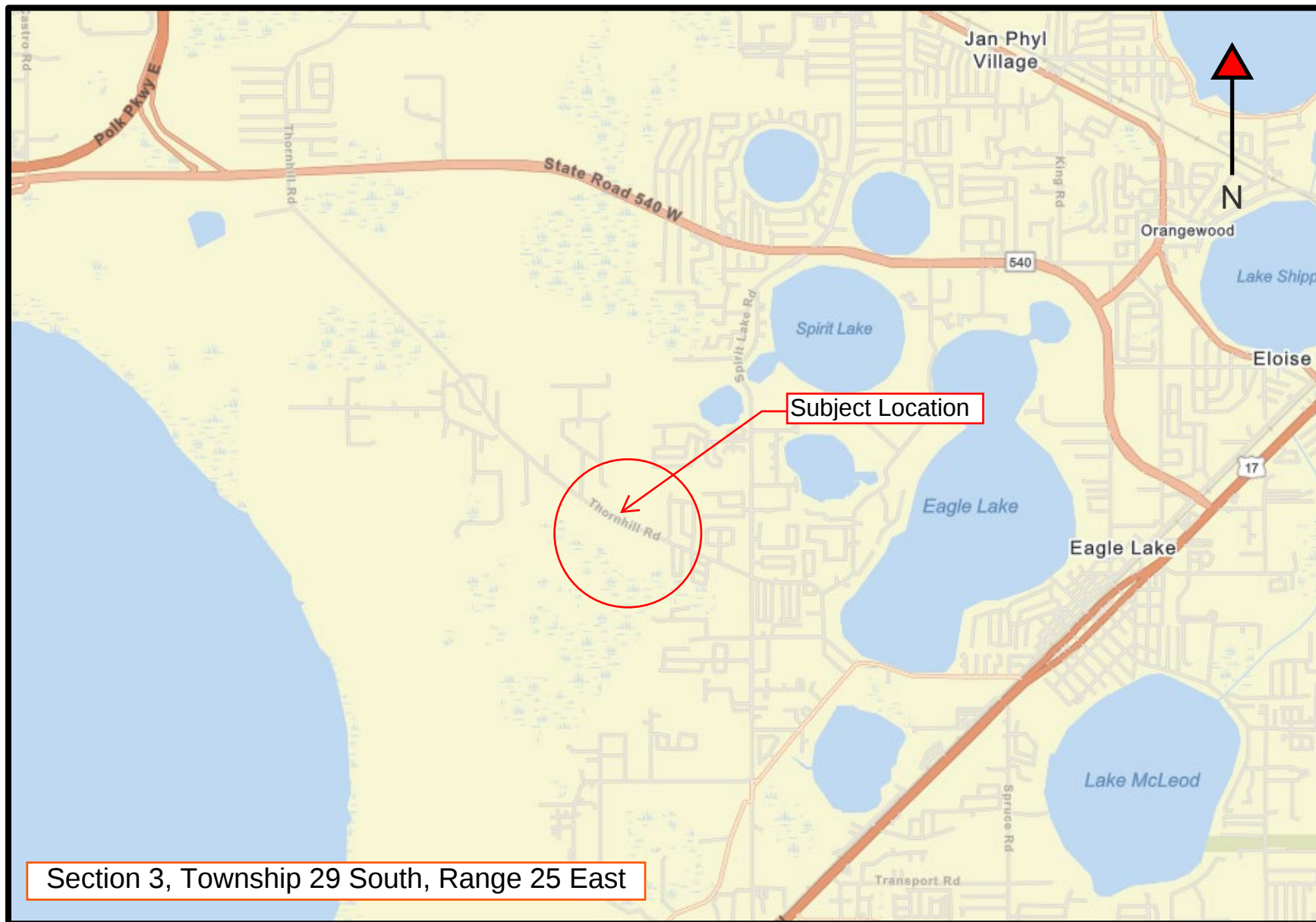




This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Thornhill Road R/W - Sunhaven

Parent Parcel ID Nos.: 252903-357010-000011/000033

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of JULY, 2026, between **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, whose address is 5000 Clayton Road, Maryville, TN 37804, 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 said 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, has granted, bargained and sold to the said Grantee, its successors and assigns forever 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 in fee simple forever; and the said Grantor does hereby fully warrant to the Grantee; that the Grantor is lawfully seized of the property and has good right and lawful authority to sell and convey the property; and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor.

[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)


Witness

Print Name Jonathan Davis

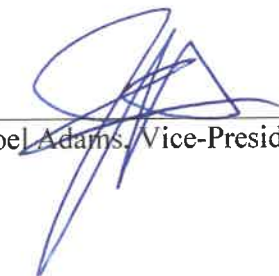
Address: 3020 S. Florida Ave Ste 101
Lakeland, FL 33803


Witness

Print Name Garrett Parkinson

Address: 3020 S. Florida Ave Ste 101
Lakeland, FL 33803

CLAYTON PROPERTIES GROUP, INC.,
a Tennessee corporation

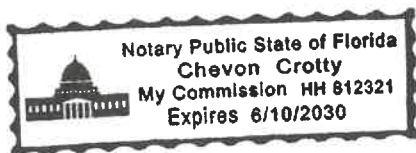
By: 
D. Joel Adams, Vice-President

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of JULY, 2026 by D. Joel Adams, as Vice-President of Clayton Properties Group, Inc., a Tennessee corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)




Notary Public

Print Name Chevron Crotty

My Commission Expires 6/10/2030

Exhibit "A"

A parcel of land being a portion of Lot 3, REPLAT OF SOUTHERN GARDENS, as recorded in Plat Book 54, Page 1, Public Records of Polk County, Florida, being in the Southeast 1/4 of Section 3, Township 29 South, Range 25 East, Polk County, Florida, described as follows:

Commence at the northeast corner of the West 1/2 of the East 1/2 of said Southeast 1/4; thence South 00°17'23" East, along the east line of said West 1/2 of the East 1/2 of the Southeast 1/4, a distance of 1304.00 feet to the southeast corner of said Lot 3, said corner being on the northerly right-of-way line of Thornhill Road, for the POINT OF BEGINNING; thence North 67°37'51" West, along said right-of-way line, 149.46 feet to the point of curvature of a curve to the right having a radius of 1602.86 feet, a central angle of 09°56'55", a chord bearing of North 62°39'24" West, and a chord distance of 277.96 feet; thence Northwesterly along the arc of said curve and northerly right-of-way line, 278.31 feet; thence North 00°18'25" West, a distance of 29.78 feet to a point on a curve to the left, having a radius of 1577.86 feet, a central angle of 10°31'54", chord bearing of South 62°21'54" East, and a chord distance of 289.62 feet; thence Southeasterly along the arc of said curve, 290.03 feet to the point of tangency; thence South 67°37'51" East, 139.02 feet to aforesaid east line of said West 1/2 of the East 1/2 of the Southeast 1/4; thence South 00°17'23" East, along said east line, 27.09 feet to the POINT OF BEGINNING.
Being Parcel ID Number: 252903-357010-000033

AND

A parcel of land being a portion of Section 3, Township 29 South, Range 25 East, Polk County, Florida and a portion of Lot 1 of Replat of SOUTHERN GARDENS, as recorded in Plat Book 54, Page 1, Public Records of Polk County, Florida, being described as follows:

Commencing at the southeast corner of said Lot 1; thence South 00°12'08" East, along the east line of a parcel recorded in Official Records Book 5000, Page 2300, Public Records of Polk County, Florida, 51.73 feet to the POINT OF BEGINNING, said point also being the beginning of a curve to the right having a radius of 25.00 feet; a central angle of 45°57'28", a chord bearing of South 89°11'55" West, and a chord distance of 19.52 feet; thence Southwesterly along the arc of said curve, 20.05 feet; thence North 67°49'21" West, 231.60 feet to the west line of aforesaid Lot 1; thence South 00°30'17" East, along said west line, 27.10 feet to the northerly maintained right-of-way line of Thornhill Road as recorded in Map Book 1, Page 31, Public Records of Polk County, Florida; thence along said northerly maintained right-of-way line for the following four (4) courses: (1) thence South 67°49'21" East, 19.95 feet; (2) thence South 89°51'30" West, 5.09 feet; (3) thence South 68°16'26" East, 70.63 feet; (4) thence South 67°06'34" East, 168.12 feet to aforesaid east line of a parcel recorded in Official Records Book 5000, Page 2300; thence North 00°12'06" West, along said east line, 39.03 feet to the POINT OF BEGINNING.
Being Parcel ID Number: 252903-357010-000011