



Section 5, Township 26 South, Range 26 East

Subject Area

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Board of County Commissioners

Florida Forever Conservation Preservation
Parcel ID Number: 262605-000000-014060

LAND PURCHASE AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this 11th day of May, 2026, between **ANN DUER**, the unmarried widow of **Joseph Duer**, deceased, whose mailing address is 9 Walnut Street, Stony Point, New York 10980, 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 262605-000000-014060** located in Polk County, Florida, as further described in **Exhibit "A"**, containing approximately 1.36 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 **\$3,000.00 (Three Thousand Dollars)**.
- (b) Purchaser shall pay unto the Owner the total sum of \$3,000.00, 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: Ann Duer
Ann Duer, the un-remarried
widow of Joseph Duer, deceased

APPROVED BY:

By: R. Wade Allen 5/18/26
R. Wade Allen, Director
Real Estate Services
Its Agent

Exhibit "A"

The South 145.50 feet of the North 1641.68 feet of the East 1/2 of Section 5, Township 26 South, Range 26 East. Less and except the East 2246.00 feet thereof. The East 33 feet subject to an easement for road purposes. Also known as Tract No. 102 of Unit B of the unrecorded plat of Groveland Ranch Acres.

Being Parcel I.D. #262605-000000-014060

Being the same property described in that certain Warranty Deed recorded in Official Record Book 1678 at Page 816, Public Records of Polk County, Florida.