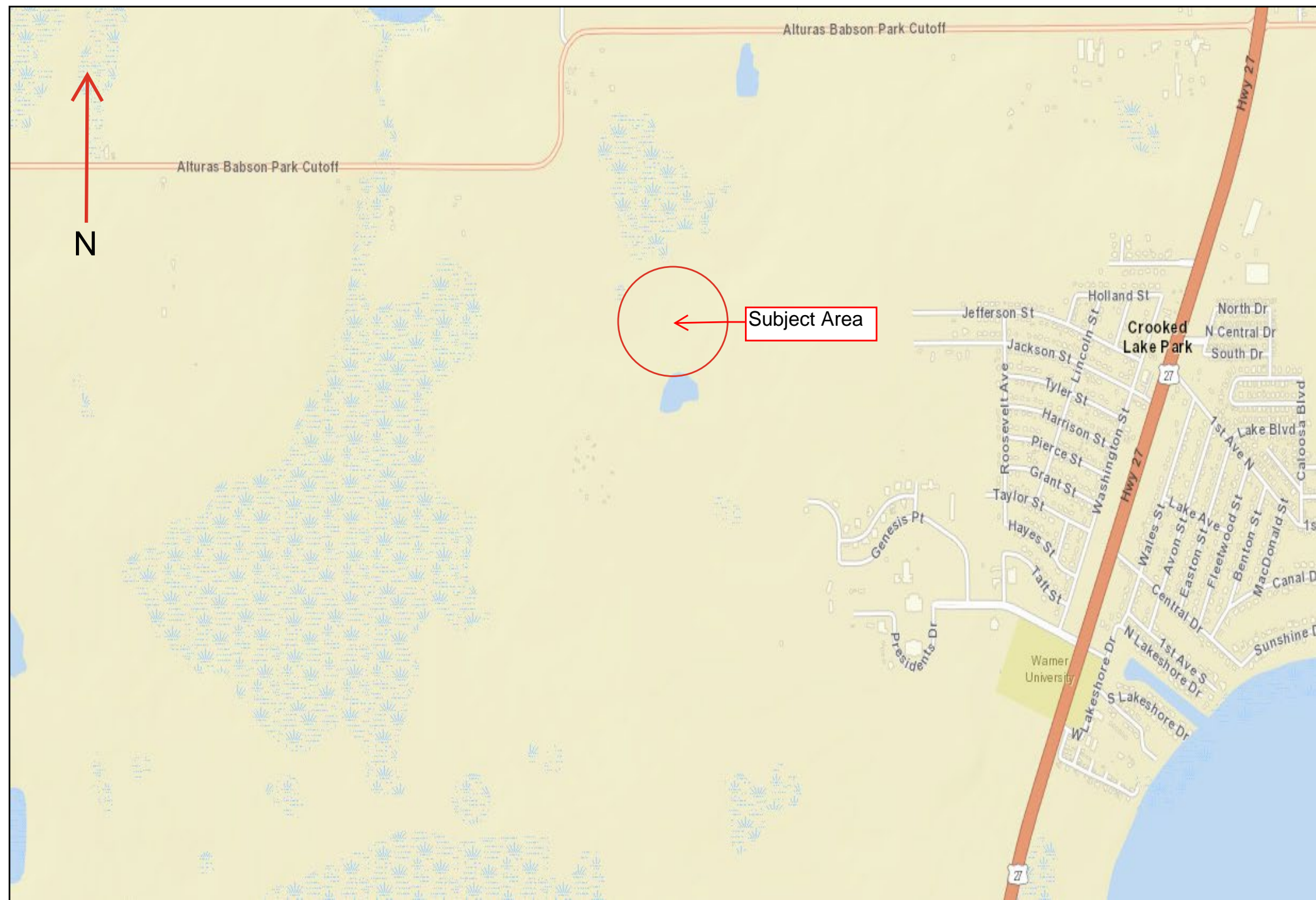
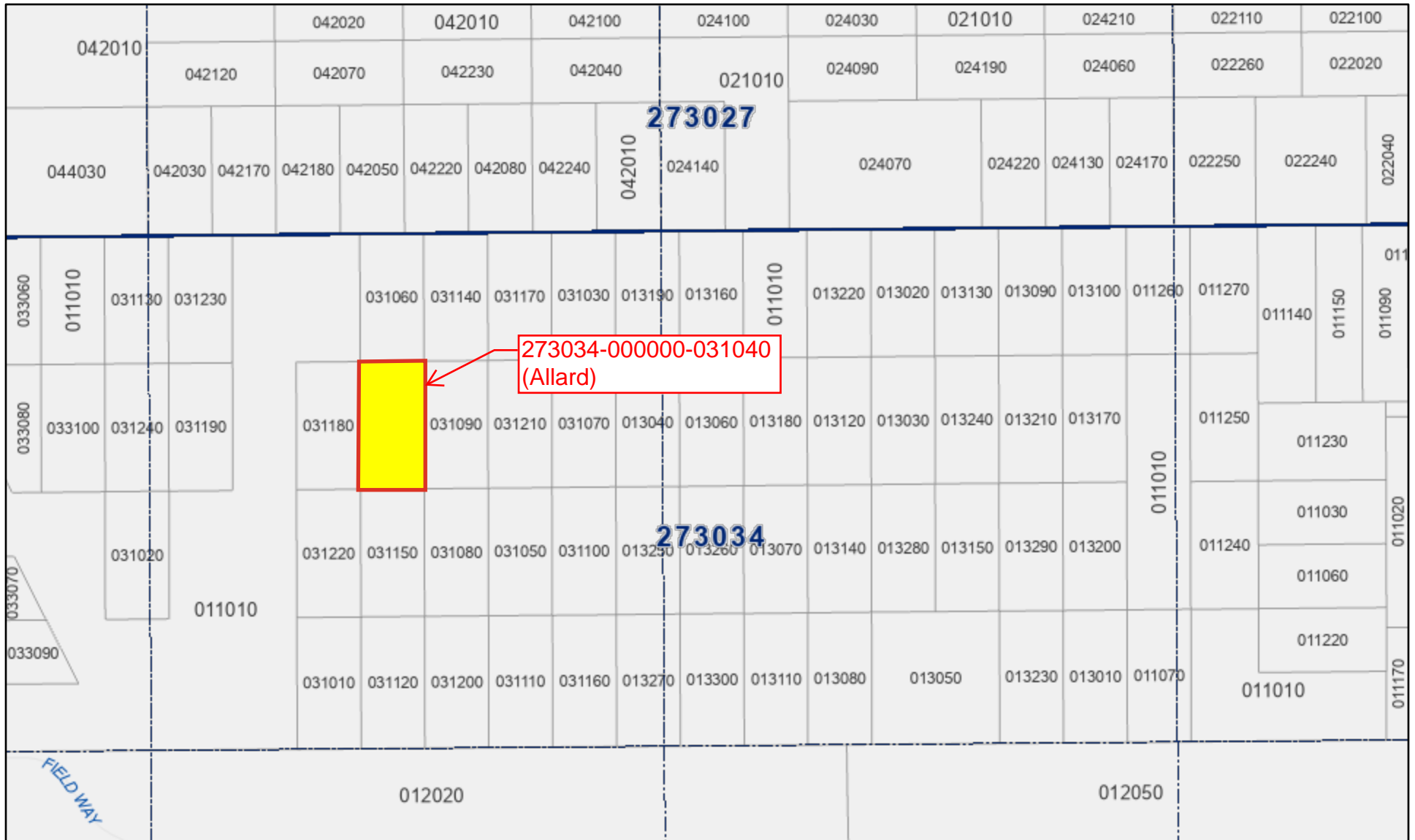


Section 34, Township 30 South, Range 27 East



Section 34, Township 30 South, Range 27 East



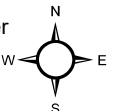
0 195 390 780 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida

August 7, 2025





Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273034-000000-031040

LAND PURCHASE AGREEMENT

**COUNTY OF POLK
STATE OF FLORIDA**

THIS AGREEMENT made and entered into this 28 day of July, 2025, between **Janice E. Allard, the un-remarried widow of Charles K. Allard, deceased** whose mailing address is 353 Fuller St., Unit 29, Ludlow, Massachusetts 01056, 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 273034-000000-031040** located in Polk County, Florida, as further described in **Exhibit "A"**, containing approximately 1.25 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 **\$7,500.00 (Seven Thousand Five Hundred Dollars)**.
- (b) Purchaser shall pay unto the Owner the total sum of \$7,500.00, 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) Purchaser shall be responsible for the payment of any real property taxes, or proration thereof and the recording of the deed of conveyance.
- (d) Owner acknowledges she has not incurred the services of a Real Estate 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

By: Melanea D. Hough
Melanea D. Hough, Professional
Real Estate Services

OWNER:

By: Janice E. Allard
Janice E. Allard, the un-remarried
widow of Charles K. Allard, deceased

APPROVED BY:

By: R. Wade Allen 8/7/25
R. Wade Allen, Director
Real Estate Services
Its Agent

Exhibit "A"

Tract No. 514: The South 330 feet of the North 660 feet of the West 165 feet of the East 3430 feet of the North 1/2 of the North 1/2 of Section 34, Township 30 South, Range 27 East. The North 40 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. #273034-000000-031040

Being the same property described in that certain Warranty Deed recorded in Official Record Book 1929 at Page 586, Public Records of Polk County, Florida.