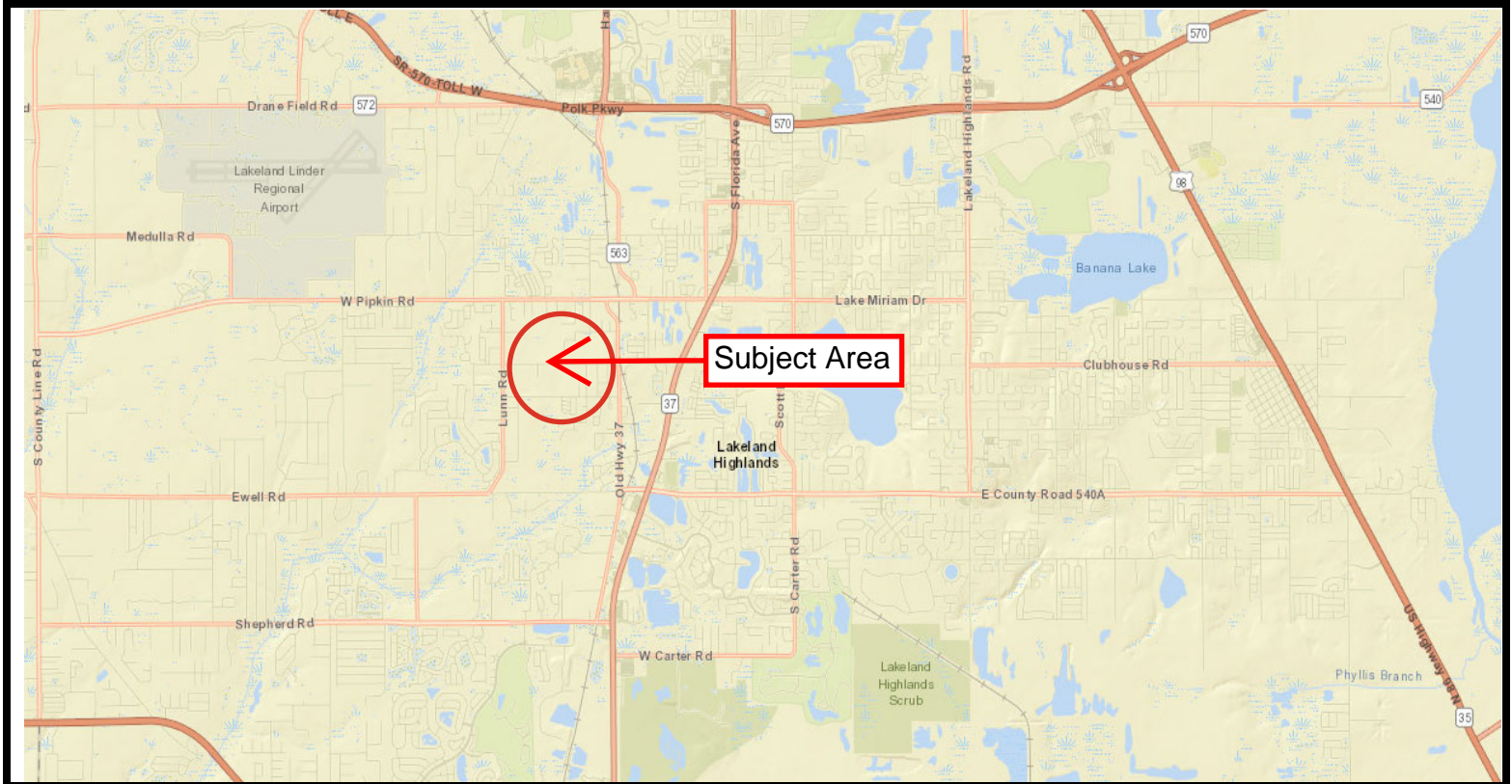
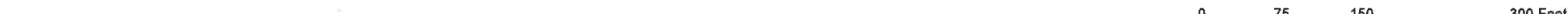


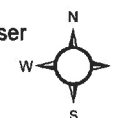
**SECTION 13, TOWNSHIP 30 SOUTH, RANGE 28 EAST**



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June 3, 2025



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: Parker Rd R/W  
Parker Road Estates

Parent Parcel ID No.: 232914-000000-013020

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 2nd day of June, 2025, between **CMTG REAL ESTATE ENTERPRISES, INC.**, a Florida corporation, whose address is 3699 Airfield Drive West, Lakeland, Florida 33811, 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:

**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, 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)

Renee Overstreet  
Witness #1  
Renee Overstreet  
Print Name  
3699 Airfield Dr.  
Address  
[Signature]  
Witness #2  
Jennifer Greiff  
Print Name  
3699 Airfield Dr.  
Address

CMTG REAL ESTATE  
ENTERPRISES, INC., a  
Florida corporation

By: [Signature]  
Chris S. Bajsa, President

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2025, by Chris S. Bajsa, as President of CMTG Real Estate Enterprises, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



CHERYL JARVIS  
Commission # HH 437257  
Expires September 23, 2027

[Signature]  
Notary Public

Cheryl Jarvis  
Printed Name of Notary

HH 437257 September 23, 2027  
Commission Number and Expiration Date

**LEGAL DESCRIPTION:**

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST AND THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 89°46'37" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 332.38 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 00°06'01" EAST ALONG SAID WEST LINE, A DISTANCE OF 21.89 FEET TO THE INTERSECTION WITH THE SOUTH MAINTAINED RIGHT-OF-WAY FOR PARKER ROAD AS RECORDED IN MAP BOOK 7, PAGE 287 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: THENCE 1.) NORTH 85°32'41" EAST, A DISTANCE OF 93.35 FEET; THENCE 2.) NORTH 89°15'41" EAST, A DISTANCE OF 100.00 FEET; THENCE 3.) NORTH 89°39'44" EAST, A DISTANCE OF 100.00 FEET; THENCE 4.) SOUTH 89°52'46" EAST, A DISTANCE OF 100.00 FEET; THENCE 5.) NORTH 89°08'48" EAST, A DISTANCE OF 100.01 FEET; THENCE 6.) NORTH 89°43'11" EAST, A DISTANCE OF 100.00 FEET; THENCE 7.) SOUTH 89°08'05" EAST, A DISTANCE OF 71.18 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 00°12'59" EAST ALONG SAID EAST LINE, A DISTANCE OF 12.69 FEET TO A LINE WHICH LIES 30.00 FEET SOUTH, AS MEASURED PERPENDICULAR FROM THE CENTERLINE OF PAVEMENT OF PARKER ROAD; THENCE SOUTH 89°43'50" WEST, 30.00 FEET SOUTH OF AND PARALLEL TO SAID CENTERLINE, A DISTANCE OF 664.27 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00°06'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 5.89 FEET AND RETURNING TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY  
SHEET 1 OF 2  
EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.  
AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE  
OR A DIGITAL SIGNATURE AFFIXED HERETO.



**PLATINUM**  
SURVEYING & MAPPING

6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com

STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS 180125

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"





POINT OF COMMENCEMENT  
THE NORTHWEST CORNER OF THE  
NORTHEAST 1/4 OF SECTION 14,  
TOWNSHIP 29 SOUTH, RANGE 23 EAST  
FOUND RAILROAD SPIKE - NO LD.  
CERTIFIED CORNER RECORD #054184



**STATE OF FLORIDA AUTHORIZATION FOR:**