

Section 28, Township 31 South, Range 27 East



Lk Wales Rdg
National
Wildlife Refuge

Subject Area



Buffum Lake Trl

Evergreen Cir

Gum Rd

Florida Jay Ln

Woodstork Way

Xeriscape Nursery Rd

Lindbergh Dr

Old Stokes Rd

Rhoden Rd

Branch

98 US Highway 98 W

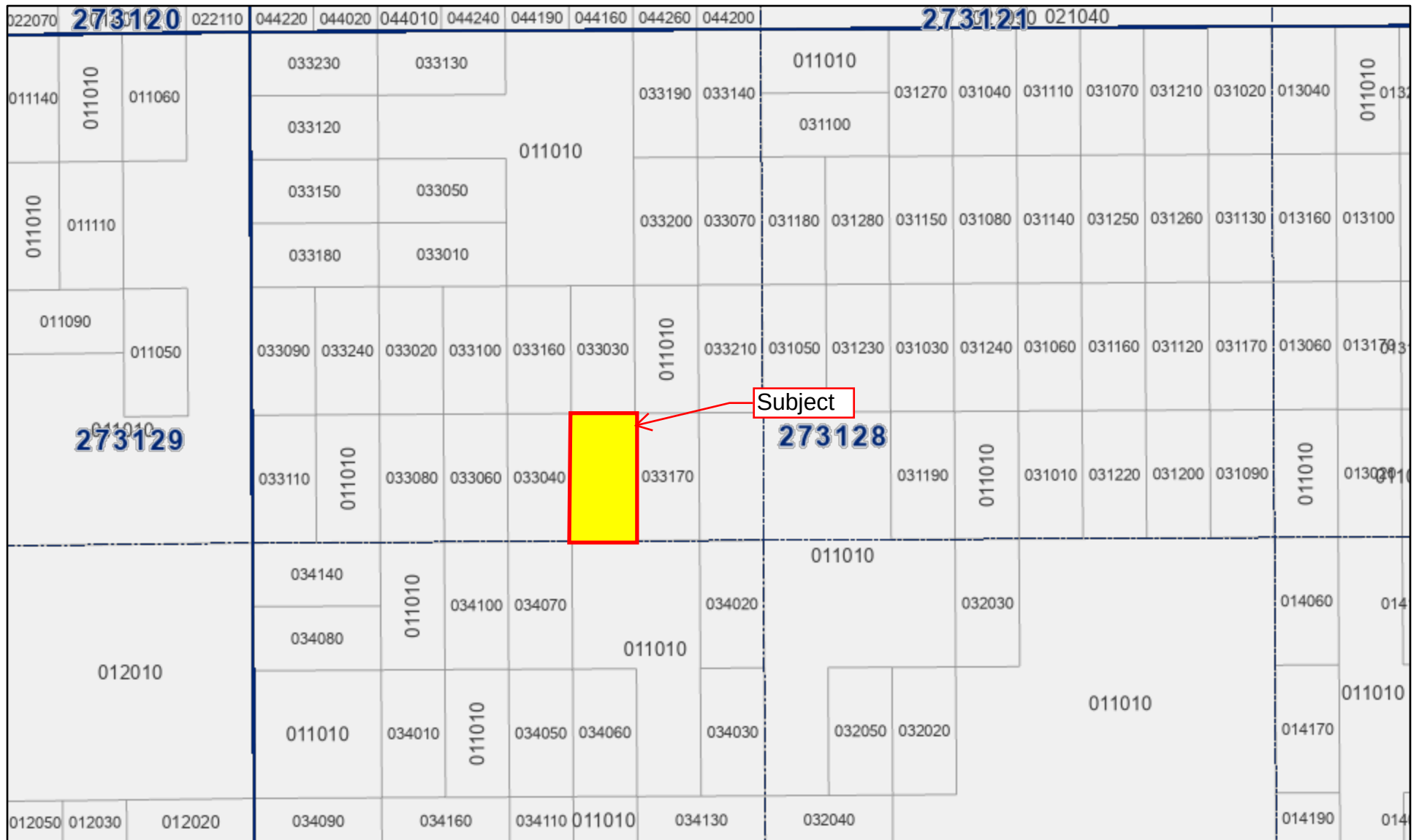
98

US Highway 98 W

27

Hwy 27

Section 28, Township 31 South, Range 27 East

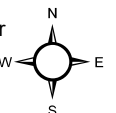


0 195 390 780 Feet

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
November 4, 2025





Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273128-000000-033220

LAND PURCHASE AGREEMENT

**COUNTY OF POLK
STATE OF FLORIDA**

THIS AGREEMENT made and entered into this 28 day of October, 2025, between **Frank L. McBride and Helen K. McBride, Trustees of the Frank L. McBride and Helen K. McBride Revocable Living Trust dated the 9th day of September, 1998** whose mailing address is 26189 Hartley Road, Beloit, Ohio 44609, hereinafter referred to as "Owners", 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, Owners agree to sell to Purchaser and Purchaser agrees to purchase from Owners the land identified as **Parcel ID Number 273128-000000-033220** 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) Owners agree to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of **\$6,000.00 (Six Thousand Dollars)**.
- (b) Purchaser shall pay unto the Owners the total sum of \$6,000.00, 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 at the time of closing. Purchaser will be responsible for current year taxes for which no tax bill is available at the time of closing. Purchaser shall be responsible for the recording of the deed of conveyance.
- (d) Owners acknowledge they have not incurred the services of a Real Estate Broker.

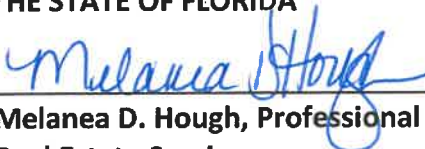
(e) The Owners agree and expressly acknowledge that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and/or claims arising from this acquisition and no other monies, including fees and/or costs, are owed by the County to Owners.

- **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, Professional
Real Estate Services

OWNER:

By: _____


Frank L. McBride, Trustee

By: _____


R. Wade Allen, Director
Real Estate Services
Its Agent

By: _____


Helen K. McBride, Trustee

Exhibit "A"

Tract No. 940: The East 165 feet of the West 990 feet of the South 330 feet of the North 1320 feet of the North 3/4 of the West 1/2 of the Northwest 1/4 of Section 28, Township 31 South, Range 27 East. The North 40 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. #27-31-28-000000-033220

Being the same property as described in that Certain Quit-Claim Deed as recorded in Official Records Book 4107 at Pages 0018 through 0020, of the Public Records of Polk County, Florida.