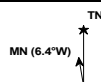


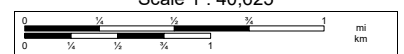
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Scale 1 : 40,625



1" = 3,385.4 ft

Data Zoom 12-3



Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273034-000000-011070

LAND PURCHASE AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this 6th day of February, 2023, between Jean-Paul P. Dulac and Valerie A. Dulac, as Trustees of the VAJEAN Revocable Trust, dated March 19, 2014, whose mailing address is 93 Old Stage Road, Chelmsford, Middlesex County, Massachusetts 01824, 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 273034-000000-011070, located in Polk County, Florida, as further described in Exhibit "A", 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 \$3,000.00 (Three Thousand Dollars).
- (b) Purchaser shall pay unto the Owners 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 Owners.
- (c) Owners 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 (if any) pro-rated through the date of closing. Purchaser shall be responsible for the recording of the deed of conveyance.
- (d) Owners shall be responsible for the payment of all real estate fees or commissions due, if any, and any payment(s) due will be deducted at closing from Owners' proceeds. Purchaser represents it has not incurred the services of a broker.

Equal Opportunity Employer

- (e) 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 present to be executed in their respective names on the date shown above.

PURCHASER:
POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

By: Christine L. Eisenhauer
Christine L. Eisenhauer, Professional
Real Estate Services

APPROVED BY: R. Wade Allen 3/24/23
R. Wade Allen, Administrator
Real Estate Services

OWNERS:

By: Jean-Paul P. Dulac
Jean-Paul P. Dulac, as Trustee of the
VALJEAN Revocable Trust, dated March
19, 2014

By: Valerie A. Dulac
Valerie A. Dulac, as Trustee of the
VALJEAN Revocable Trust, dated March
19, 2014

Exhibit "A"

Tract No. 542: The West 165 feet of the East 1450 feet of the North 1/2 of the North 1/2 of Section 34, Township 30 South, Range 27 East, less and except the North 990 feet thereof. The North 30 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. # 273034-000000-011070

Being the same property as described in that certain Warranty Deed as recorded in Official Records Book 9212 at Pages 917 and 918 of the Public Records of Polk County, Florida.