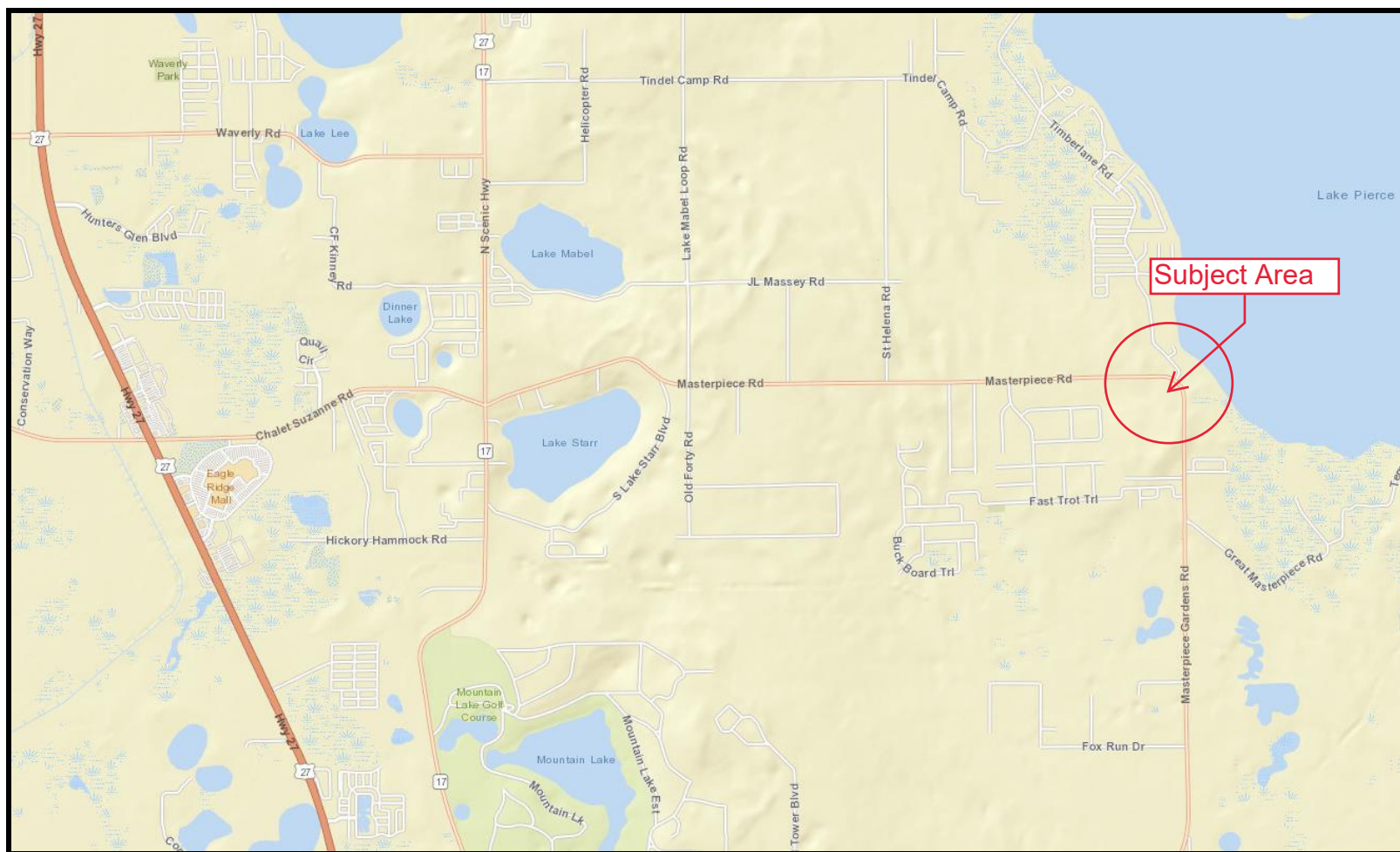


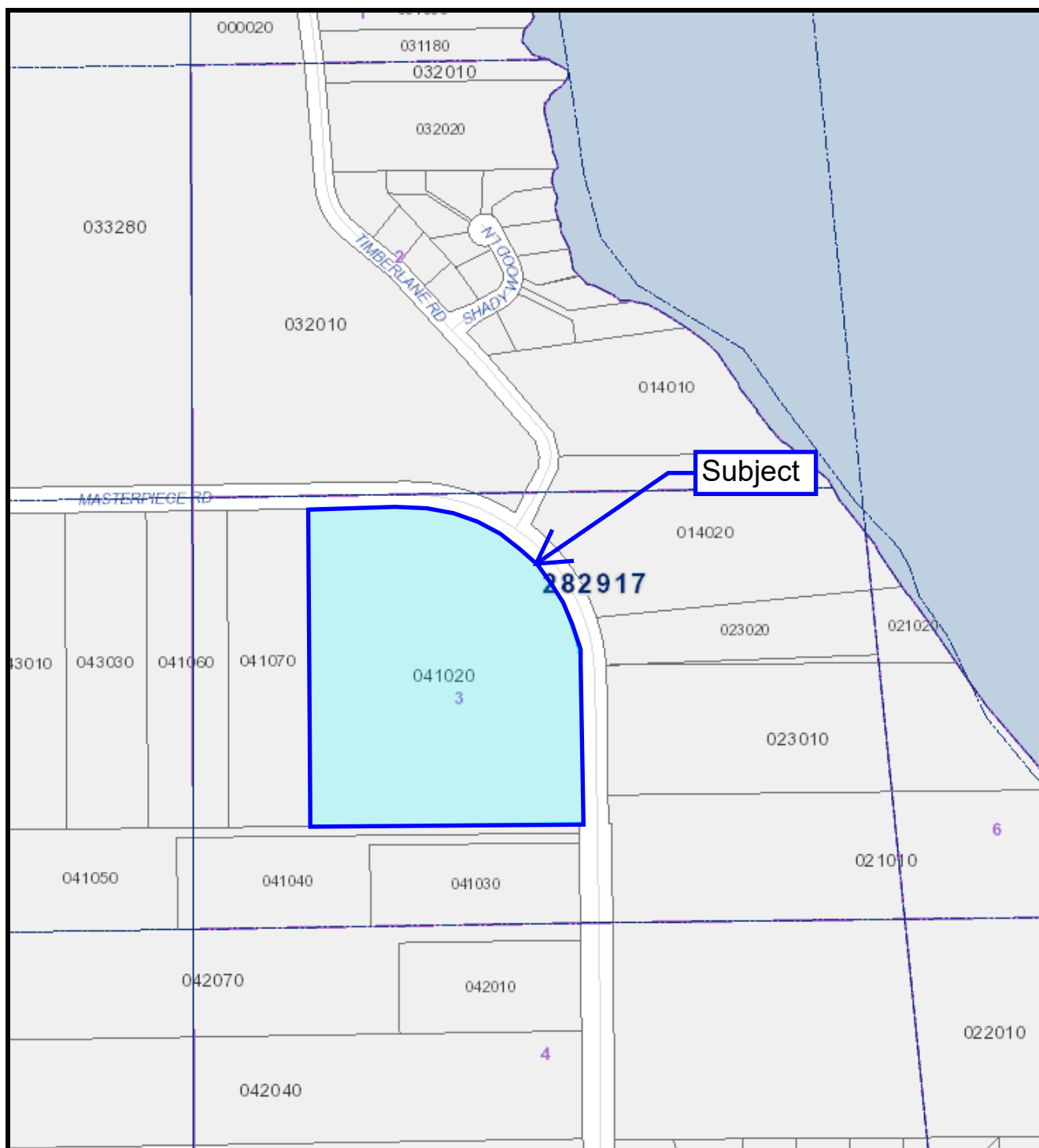


SECTION 17, TOWNSHIP 29 SOUTH, RANGE 2 EAST





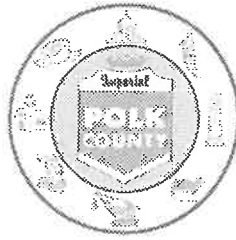
SECTION 17, TOWNSHIP 29 SOUTH, RANGE 28 EAST





SECTION 17, TOWNSHIP 29 SOUTH, RANGE 28 EAST





Board of County Commissioners

Parcel I.D. No.: 282917-000000-041020

LAND PURCHASE AGREEMENT

STATE OF FLORIDA COUNTY OF POLK

THIS AGREEMENT made and entered into this 29th day of February 2024, between **ALCOMA PROPERTIES, LTD.**, a Florida limited partnership, whose address is 68 Mammoth Grove Road, Lake Wales, Florida 33898, hereinafter referred to as "Owner", and the **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

WITNESSETH

WHEREAS, Owner agrees to sell to County and County agrees to purchase from Owner the lands identified as Parcel ID Number 282917-000000-041020, as more particularly 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) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto the County, for the sum of \$520,000 (Five Hundred Twenty and 00/100 Dollars).
- (b) The County payment of \$520,000 for the purchase of the Property together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing.
- (c) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owner's proceeds. Owner shall also be responsible for the payment of any monetary, Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owner's proceeds.
- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee and owner's title insurance premium and the recording of the deed.
- (e) Owner agrees to pay the documentary stamp tax on the deed and shall be responsible for the payment of all real estate fees and/or commissions or attorney's fees on behalf of the Owner, if any, and any payments due will be deducted at closing from the Owner's proceeds. County represents that it has not incurred the services of a broker.

Parcel I.D. No.: 282917-000000-041020

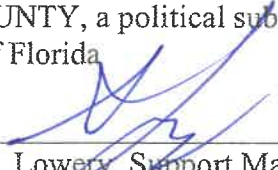
- (f) Any personal property located on the Property not removed after 14 days of transaction closing shall be considered abandoned by the Owner.
- (g) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost 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, and on the date shown above.

COUNTY:

POLK COUNTY, a political subdivision of
the State of Florida

By: 

Scott C. Lowery, Support Manager
Polk County Real Estate Services

OWNER:

ALCOMA PROPERTIES, LTD., a Florida
limited partnership

By: Updike Enterprises, Inc., a Florida corporation,
its General Partner

By: 

John C. Updike, Jr., President

Approved by:

 3/9/21

R. Wade Allen, Administrator Date

Parcel I.D. No.: 282917-000000-041020

Exhibit "A"

Commence at the southeast corner of the West 1/4 of the West 1/2 of Section 17, Township 29 South, Range 28 East, Polk County, Florida, run thence northerly along the east line of said West 1/4 1650 feet; thence easterly parallel to the south boundary of said Section 17, 1000 feet to the Point of Beginning; thence northerly parallel to the east boundary of said West 1/4 to the southerly right-of-way of State road 17-A; thence southeasterly along said right-of-way to a point, said point being 1650 feet north of the south boundary of said Section 17; thence westerly parallel to the south boundary of said Section 17 to the Point of Beginning.

The above being a portion of the property described in that certain Warranty Deed recorded in O.R. Book 5022, at Pages 2107 through 2117, Public Records of Polk County, Florida which is identified as Parcel ID Number 282917-000000-041020