



INSTR # 2022126352  
BK 12245 Pgs 662-664 PG(s)3  
RECORDED 05/09/2022 02:00:59 PM  
STACY M. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
DEED DOC #3,201.80  
RECORDING FEES \$27.00  
RECORDED BY shakcamp

This Instrument prepared under the direction of:  
Robert W. Allen, Manager  
Polk County Real Estate Services  
Post Office Box 998, Drawer RE-01  
Bartow, Florida 33831

By: Cassandra Michel  
American Government Services Corporation  
3812 W. Linebaugh Avenue, Tampa, Florida 33618  
AGS File Number: 31648

Consideration: \$457,380.00  
State Documentary Stamps Paid: \$3,201.80  
Property Appraiser's Parcel Numbers: 24-27-09-000000-033050 (a portion of)  
and 24-27-04-000000-043010 (a portion of)

## WARRANTY DEED

**THIS INDENTURE**, made this 5<sup>th</sup> day of May, 2022,  
between **Oxford Ranch, LLC, a Florida limited liability company**, whose address is  
P.O. Box 90517, Lakeland, Florida 33804, Grantor, to **POLK COUNTY, a political  
subdivision of the State of Florida**, whose address is Post Office Box 998, Bartow,  
Florida 33831, Grantee,

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this  
instrument and their heirs, legal representatives, successors and assigns. "Grantor" and  
"Grantee" are used for singular and plural, as the context requires and the use of any  
gender shall include all genders.)

**WITNESSETH:** That the said grantor, for and in consideration of the sum of Ten  
Dollars and other good and valuable considerations, to said grantor in hand paid by said  
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to  
the said grantee, and grantee's successors and assigns forever, the following described  
land situate, lying and being in Polk County, Florida, to-wit:

**See attached Exhibit "A", hereto**

This property is not the homestead property of the grantors, nor contiguous to homestead  
property, as such homestead is defined under Florida law.

This conveyance is subject to easements, restrictions, limitations, zoning, other  
governmental regulations and conditions of record if any now exist, but any such interests  
that may have been terminated are not hereby re-imposed, and taxes for 2022 and  
subsequent years.

**AND** the said grantor does hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

**TO HAVE AND TO HOLD** the same unto the said grantee in fee simple forever.



IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

(Signature of First Witness)

MICHAEL E WARDOCK

(Printed Name of First Witness)

[Signature]  
(Signature of Second Witness)

John D. Wakeman

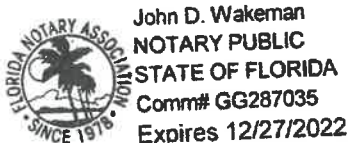
(Printed Name of Second Witness)

STATE OF Florida  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of May, 2022, by **William H. Wakeman, III, as Authorized Member of Oxford Ranch, LLC, a Florida limited liability company**, on behalf of said company. Such person (Notary Public must check applicable box):

- ☒ is personally known to me.  
☐ produced a driver license.  
☐ produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)



[Signature]  
Notary Public – State of Florida  
Printed Name of Notary: John D. Wakeman  
Commission Number: GG287035  
My Commission Expires: 12-27-2022

## EXHIBIT "A"

Project Name: Moore Road Fire Station  
Tax Folio Number: 24-27-09-000000-033050

Project Number: 7409E22-1

### DESCRIPTION

A parcel of land being a portion of the Northwest 1/4 of Section 09, Township 27 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the northwest corner of said Section 9; thence South  $89^{\circ}48'18''$  East, along the north line of said Section 9, a distance of 40.00 feet to the east right-of-way line of Moore Road as described in Official Records Book 1309, Page 14, Public Records of Polk County, Florida; thence South  $00^{\circ}05'30''$  West, along said east right-of-way line, 470.35 feet to the **Point of Beginning**; thence continue South  $00^{\circ}05'30''$  West, along said east right-of-way line, 562.95 feet; thence North  $76^{\circ}21'52''$  East, 252.14 feet; thence North  $53^{\circ}53'51''$  East, 186.62 feet to the west right-of-way line of Scandinavia Boulevard as described in Official Records Book 1586, page 315 of said Public Records, also being a point on non-tangent curve to the right having a radius of 505.00 feet, a central angle of  $08^{\circ}17'21''$ , a chord bearing of North  $31^{\circ}57'29''$  West, and a chord distance of 73.00 feet; thence along said west right-of-way, and the arc of said curve, 73.06 feet; thence North  $62^{\circ}11'12''$  East, along said west right-of-way line, 15.00 feet to the west right-of-way line Scandinavia Boulevard as described in Official Records Book 1538, page 608 of said Public Records, also being a point on a non-tangent curve to the right having a radius of 490.00 feet, a central angle of  $38^{\circ}58'45''$ , a chord bearing of North  $08^{\circ}19'26''$  West, and a chord distance of 326.96 feet; thence along said west right-of-way, and the arc of said curve 333.35 feet; thence North  $89^{\circ}48'18''$  West, 322.21 feet to the POINT OF BEGINNING