

EXHIBIT A

Prepared by and return to:

This instrument prepared by: Linda Holewinski  
Real Estate Title Services, Inc.  
32 Third Street, SW  
Winter Haven, FL 33880  
(863) 299-6942  
File No.: 24-0381

INSTR # 2024293230  
BK 13381 Pgs 1064-1065 PG(s)2  
12/30/2024 11:07:47 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 2,233.00

[Space Above This Line For Recording Data]

## WARRANTY DEED

**This Warranty Deed** Made this 19th day of December, 2024 by Signature Homes & Land Development of Florida LLC, a Florida Limited Liability Company, hereinafter called the grantor, whose post office address is: 522 Magnolia Ave, Auburndale, FL 33823

to: Aracelis Marquez Ruiz, a single person, whose post office address is: 7799 Scenic Hwy, Dundee, FL 33838, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, viz:

A tract of parcel of land lying in a portion of Section 27, Township 28 South, Range 27 East, Polk County, Florida and being more particularly described as follows: Commence at the Northeast corner for Lot 29, VISTA DEL LAGO - PHASE II - REPLAT, as recorded in Plat Book 179, Page 16, of the Public Records for Polk County, Florida, said point lying on the Southerly right of way boundary for State Road 17 (Alternate U.S. Highway No. 27), said right of way shown on Florida Department of Transportation Right-of-Way Map for Section 1609, Sheet 15; run thence South 69°32'52" East along said right of way boundary a distance of 60.00 feet; thence departing said right of way run South 20°27'08" West a distance of 145.30 feet to a point on the South boundary for said Section 27; thence run South 89°29'40" West along said South boundary line a distance of 64.25 feet to the Southeast corner for aforesaid Lot 29; thence run North 20°27'08" East along the Easterly boundary for said Lot 29 a distance of 168.28 feet to the Point of Beginning. Described tract or parcel being a portion of Lot or Tract 39 of Florida Highlands Company's Subdivision, as recorded in Plat Book 1C, Page 87, of the Public Records for Polk County, Florida.

Parcel Identification Number: 272827-835500-000392

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

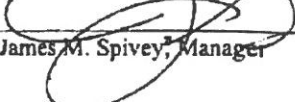
**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.


Warranty Deed... continued

Signed, Sealed and Delivered in Our Presence:

  
Witness  
Printed Name: AUBREY BREWER  
P.O. Address: 32 Third St., SW  
Winter Haven, FL 33880

Signature Homes & Land Development of Florida  
LLC, a Florida Limited Liability Company

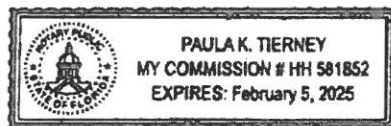
By:   
James M. Spivey, Manager

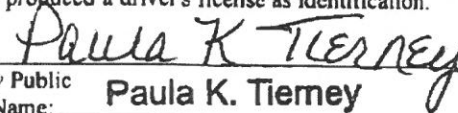
  
Witness  
Printed Name: Paula K. Tierney  
P.O. Address: 32 Third St., SW  
Winter Haven, FL 33880

State of Florida  
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of December, 2024 by James M. Spivey, Manager of Signature Homes & Land Development of Florida LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



  
Notary Public  
Print Name: Paula K. Tierney  
My Commission Expires: \_\_\_\_\_





NOT A BOUNDARY SURVEY (ALT. STATE ROAD 17 U.S. HIGHWAY 27)

EXHIBIT B

LOT 31

LOT 30

VISTA DEL LAGO-PHASE II-REPLAT  
PLAT BOOK 176, PAGES 15-16

#272827  
-835500  
-000392

S20°27'08"W 145.30' (DEED)  
FLORIDA HIGHLANDS COMPANY'S SUB.  
PLAT BOOK 1C, PAGE 87

#272827  
-835500  
-000391

HILL TOP DRIVE  
60' R/W

N89°29'40"E 64.25'

S20°27'08"W 31.87'

N20°27'08"E 31.87'  
SE CORNER OF LOT 29

64.25'  
S89°29'40"W

27-28-27  
34-28-27

LEGEND

60' R/W CLOSED  
ORDINANCE 17-02  
O.R.B. 7078, PAGE 2266  
O.R.B. 10136, PAGE 1025

B-18

□ STORM INLET  
□ P.R.M.



PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT  
EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT

SOUTH LINE OF  
SECTION 27

DESCRIPTION:

THE SOUTH 30.00 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13381, PAGE 1064 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 29 OF VISTA DEL LAGO-PHASE II-REPLAT AS RECORDED IN PLAT BOOK 176, PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LOT 29, N20°27'08"E A DISTANCE OF 31.87 FEET; THENCE LEAVING SAID EAST LINE, N89°29'40"E A DISTANCE OF 64.25 FEET TO THE EAST LINE OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL, S20°27'08"W A DISTANCE OF 31.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S89°29'40"W A DISTANCE OF 64.25 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 1927.7 SQUARE FEET, MORE OR LESS.

ALAN L. RAYL, PE, PSM



PREPARED FOR:

TOWN OF DUNDEE  
202 EAST MAIN STREET  
DUNDEE FLORIDA 33535

SHEET TITLE:

SCENIC HIGHWAY  
DESCRIPTION SKETCH  
DRAINAGE EASEMENT

JOB NO.

25-111

DATE:

APRIL 2024

DRAWN BY:

JPT

CHECKED BY:

AR



SCALE 1"=40'

1 OF 1

