

Prepared by:  
Susan Green, an employee of  
Executive Title of Central Florida, Inc.,  
R-203 Avenue K, SE  
Winter Haven, Florida 33880  
File Number: 2020-315

EXHIBIT A

INSTR # 2021002175  
BK 11525 Pg 1115 PG(s)1  
RECORDED 01/05/2021 03:40:40 PM  
STACY M. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
DEED DOC \$735.00  
RECORDING FEES \$10.00  
RECORDED BY terrdavi

105,000  
735

\*This deed is being re-recorded to add the state of incorporation  
for the grantee\*

## Corporate Warranty Deed

This Indenture, made, December 31, 2020 A.D.  
Between

Kenneth J. Klekamp, Inc., an Ohio Corporation whose post office address is:  
5761 Luciare Drive, Cincinnati, Ohio 45233 a corporation existing under the laws  
of the State of, Grantor and Xtreme Car Center Inc. whose post office address is: PO BOX 912  
Dundee, FL 33838  
Grantee,  
\*\*a Florida Corporation

INSTR # 2021060835  
BK 11615 Pg 1460 PG(s)1  
RECORDED 03/10/2021 10:02:34 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES \$10.00  
RECORDED BY SHAURUSS

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand  
paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the  
following described land, situate, lying and being in the County of Polk, State of Florida, to wit:

That part South of right of way of State Road 542 of Lot or Block 5-H of the W. J. Howey Land Company's First  
Addition to Dundee, as recorded in Plat Book 4-A, Page 41, of the Public Records of Polk County, Florida, and  
lying in Section 28, Township 28 South, Range 27 East, Polk County, Florida, less begin at the end on NE corner  
of Block 5-H, run westerly along road 325 feet, South 200 feet, East 250 feet, North 325 feet to beginning, and less  
State Road Department right of way.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 282827-844000-005020

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.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer  
and caused its corporate seal to be affixed the day and year first above written.

Kenneth J. Klekamp, Inc., an Ohio Corporation

Signed and Sealed in Our Presence:

By: Kenneth J. Klekamp  
Kenneth J. Klekamp  
Its: President

Witness Print Name: MICHAEL BOEHM

Witness Print Name: Christina Boehm

State of Ohio  
County of Hamilton

The foregoing instrument was acknowledged before me this 29th day of December, 2020, by Kenneth J. Klekamp, the President of  
Kenneth J. Klekamp, Inc., an Ohio Corporation A corporation existing under the laws of the State of, on behalf of the corporation.  
He/She is personally known to me or has produced driver license as identification.



CHRISTINA BOEHM  
Notary Public, State of Ohio  
My Commission Expires 03-19-2022

Christina Boehm (Seal)  
Notary Public  
Notary Printed Name: Christina Boehm  
My Commission Expires:

Closer's Choice Florida Corporate Deed/Letter





# Aerial Map



# Location Map





