

EXHIBIT B



Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

INSTR # 2025237024
BK 13730 Pgs 10-14 PG(s)5
RECORDED 10/09/2025 03:44:36 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC \$0.70
RECORDING FEES \$44.00
RECORDED BY marimust

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made as of October 8th, 2025 between **WOODLAND RANCH ESTATES, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4900 Dundee Road, Winter Haven, Florida 33884, in favor of **WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida, ("**Grantee**"), whose mailing address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to Grantee and its successors and assigns forever, all Improvements as set forth herein and located on the real property (hereinafter referred to as the "**Property**"), which is more particularly described in Exhibit "A" attached hereto and incorporated herein, including:

1. All water mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, and other goods which comprise the **water distribution system** installed on the Property (see **Exhibit "A"**); and
2. All gravity sewer mains, force mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, manholes, equipment, and other goods which comprise the **wastewater distribution system** installed on the Property (see **Exhibit "A"**); and
3. All pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pump, equipment, infrastructure, and other goods which comprise and/or constitute the utility infrastructure related to and/or arising out of the **lift station(s) and lift station tract(s)** conveyed to the Grantee by virtue of the **Special Warranty Deed** recorded in Official Records Book 13729, Page 2288 Public Records of Polk County, Florida.

(HEREINAFTER COLLECTIVELY REFERRED TO AS THE "IMPROVEMENTS").

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

[Remainder of Page Intentionally Left Blank]

[Special Warranty Deed]
Page 2

SPECIAL WARRANTY DEED
WOODLAND RANCH ESTATES, LLC to
WOODLAND RANCH ESTATES CDD

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed
the date above.

Signed, sealed and delivered
in our presence:

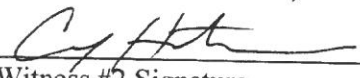
Woodland Ranch Estates, LLC,
a Florida limited liability company

By: Center State Development 2, LLC, a Florida
limited liability company, as Manager

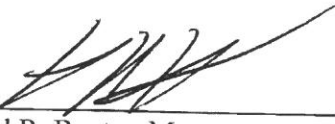
By: HRB Land Investments, LLC, a Florida
limited liability company, its Manager


Witness #1 Signature,
Print: Sean O'Connor

Address 4900 Dundee Rd
Winter Haven, FL 33884


Witness #2 Signature
Print: Cody Hatmaker

Address 4900 Dundee Rd
Winter Haven, FL 33884

By: 
Harold R. Baxter, Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of [X] physical presence
or [] online notarization, this 8th day of October 2025, by Harold R. Baxter as Manager of
HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State
Development 2, LLC, a Florida limited liability company, as Manager of Woodland Ranch Estates,
LLC, a Florida limited liability company, on behalf of the company. He [X] is personally known
to me or [] has provided _____ as identification.

My Commission Expires:

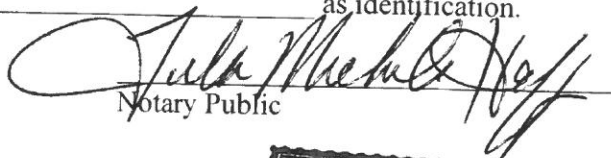

Notary Public



EXHIBIT A

THE IMPROVEMENTS (AS DEFINED ABOVE) LOCATED WITHIN THE PLAT OF WOODLAND RANCH ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 217, PAGES 16 THROUGH 23 PUBLIC RECORDS OF POLK COUNTY, FLORIDA LESS AND EXCEPT LOTS 1 THROUGH 308, AND LESS AND EXCEPT TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K".

SPECIAL WARRANTY DEED
WOODLAND RANCH ESTATES, LLC to
WOODLAND RANCH ESTATES CDD

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 8th day of October, 2025.

Signed, sealed and delivered
in our presence:



Witness #1 Signature

Print: Sean O'Connor

Address: 4900 DUNDEE RD
Winter Haven, FL 33884



Witness #2 Signature

Print: Cody Hatmaker

Address: 4900 Dundee Rd
Winter Haven, FL 33884

**WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT,**
a local unit of special-purpose government
established under Chapter 190 of the Florida Statutes

By: 

Name: Halsey Carson,

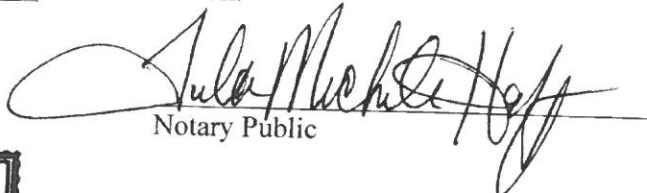
Title: Chairman, Board of Supervisors

**STATE OF FLORIDA
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8th day of October 2025, by Halsey Carson, as Chairman, Board of Supervisors of WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District. He [X] is personally known to me or [] has provided _____ as identification.

My Commission Expires:




Notary Public



Prepared by and return to:
Seth B. Claytor
BOSWELL & DUNLAP LLP
P.O. Drawer 30
Bartow, FL 33831
863-533-7117
File Number: _____

INSTR # 2025237051
BK 13730 Pgs 66-68 Pg(s) 3
RECORDED 10/09/2025 09:51:21 AM
STACY M. RUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC \$0.70
RECORDING FEES \$27.00
RECORDED BY marimust

_____[Space Above This Line For Recording Data]_____

Special Warranty Deed

This Special Warranty Deed made this 8th day of October, 2025, between **WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida whose mailing address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter referred to as the "**Grantor**"), and **Town of Dundee, a Florida municipal corporation**, whose address is 202 E. Main Street, Dundee, FL 33838 (hereinafter referred to as the "**Grantee**");

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN DOLLARS AND ZERO CENTS (\$10.00) 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 assigns forever, all Improvements as set forth herein and located on the real property (hereinafter referred to as the "Property"), which is more particularly described in **Exhibit "A"** attached hereto and incorporated herein, including:

1. All water mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, and other goods which comprise the **water distribution system** installed on the Property (see **Exhibit "A"**); and
2. All gravity sewer mains, force mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, manholes, equipment, and other goods which comprise the **wastewater distribution system** installed on the Property (see **Exhibit "A"**); and
3. All pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pump, equipment, infrastructure, and other goods which comprise and/or constitute the utility infrastructure related to and/or arising out of the **lift station(s) and lift station tract(s)** conveyed to the Grantee by virtue of the **Special Warranty Deed** recorded in Official Records Book 13730, Page 45, Public Records of Polk County, Florida.

(HEREINAFTER COLLECTIVELY REFERRED TO AS THE "IMPROVEMENTS").

Together with all the tenements, hereditaments, appurtenances, utility facilities, pumping facilities, lift station(s), materials, and equipment located on, over, under and/or within the Property belonging or in anywise appertaining to the Improvements.

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 the Improvements in fee simple; that the Grantor has good right and lawful authority to sell and convey the Improvements; that the Grantor hereby fully warrants the title to the Improvements and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that the Improvements are free of all encumbrances, through the date hereof.

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

Signed, sealed and delivered in
the presence of:

GRANTOR:

Witness 1 Print Name: Sean O'Connor

WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT
a local unit of special purpose government

Address: 4900 Dundee Rd
Winter Haven, FL 33884

By: Halsey Carson
Name: Halsey Carson
Title: Chairman, Board of Supervisors

Witness 2 Print Name: Cody Hartmaker

Address: 4900 Dundee Rd
Winter Haven, FL 33884

STATE OF FLORIDA)
COUNTY OF POLK) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of October, 2025, by Halsey Carson, as Chairman, Board of Supervisors of WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who ☒ is personally known or ☐ has produced a valid driver's license as identification.

[Notary Seal]



Notary Public

EXHIBIT A

THE IMPROVEMENTS (AS DEFINED ABOVE) LOCATED WITHIN THE PLAT OF WOODLAND RANCH ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 217, PAGES 16-23 PUBLIC RECORDS OF POLK COUNTY, FLORIDA LESS AND EXCEPT LOTS 1 THROUGH 308, AND LESS AND EXCEPT TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K".

