

Prepared by and return to:
Frederick J. Murphy, Jr.
Attorney at Law
Boswell & Dunlap LLP
P.O. Drawer 30
Bartow, FL 33831-0030
863-533-7117

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed executed this **23rd** day of **July, 2024** by first party, Grantor **the Town of Dundee, Florida, a Florida municipal corporation**, whose post office address is **202 East Main Street, Dundee, Florida 33838**, to second party, Grantee **Vista Del Lago of Polk County, LLC, a Florida limited liability company**, whose post office address is **5529 US HWY 98 N, Lakeland, Florida 33809**.

(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 first party, for the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described land, situate, lying and being in **Polk County, Florida** to-wit:

See attached Exhibit "A" and incorporated herein by reference.

The First Party also hereby releases any reservation and right of entry in accordance with Florida Statutes Section 270.11 in and to the above described lands.

In Witness Whereof, first party has hereunto set first party's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Town of Dundee, Florida,
a Florida Municipal Corporation

ATTEST WITH SEAL:

By _____
Lita O'Neill, Town Clerk

By _____
Samuel Pennant, Mayor

Approved as to correctness and form:

By _____
Frederick J. Murphy, Jr., Town Attorney

State of Florida
County of Polk

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 23rd day of July, 2024, by Samuel Pennant, as the Mayor of the Town of Dundee, Florida, who is personally known or has produced a driver's license as identification and who is authorized to execute same on behalf of the Town of Dundee, Florida, a Florida Municipal Corporation.

[Notary Seal]

Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION (RIGHT OF WAY VACATION PARCEL)

A parcel of land representing the South 1/2 of the right of way of an Unnamed Street lying North of Lot 12, FLORIDA HIGHLANDS COMPANY'S SUBDIVISION as recorded in Plat Book 1 Page 87, all lying and being in Section 34, Township 28 South, Range 27 East, Polk County, Florida and being more particularly described as follows:

BEGIN at a found 5/8" iron rod marking the Northwest corner of said Lot 12 said point also being on the South right of way line of said Unnamed Street and also being a point on the East right of way line of A.T. Race Road, thence N.00 degrees 46'35"W., on the East right of way line of said A.T. Race Road, a distance of 30.00 feet to a point on the center line of said Unnamed Street; thence N.89 degrees 09'28"E., on the center line of said Unnamed Street, a distance of 634.74 feet; thence S.00 degrees 45'15"E., a distance of 30.00 feet to the Northeast corner of said Lot 12 also being a point on the South right of way line of said Unnamed Street; thence S.89 degrees 09'28"W., on the North line of said Lot 12 also being the South right of way line of said Unnamed Street, a distance of 634.76 feet to the POINT OF BEGINNING.

Parcel contains 0.44 acres, more or less.

SURVEYOR'S REPORT

1. This sketch not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. This is NOT a Boundary Survey.
4. Parcel numbers, owners name, and address shown hereon obtained from the Polk County Property Appraisers web site.
5. Legal description shown hereon prepared by the undersigned surveyor.
6. This sketch was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Polk County, Florida.
7. Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the East right of way line of A.T. Race Road as being N.00 degrees 46'35"W.
8. Subject property contains 0.44 acres, more or less.
9. This sketch does NOT represent a field survey.

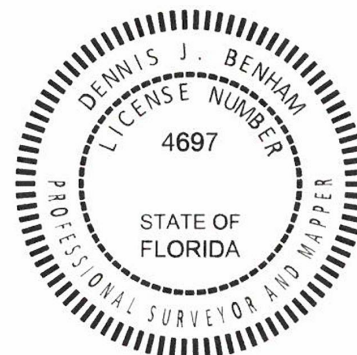
SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.



05/24/2024

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida



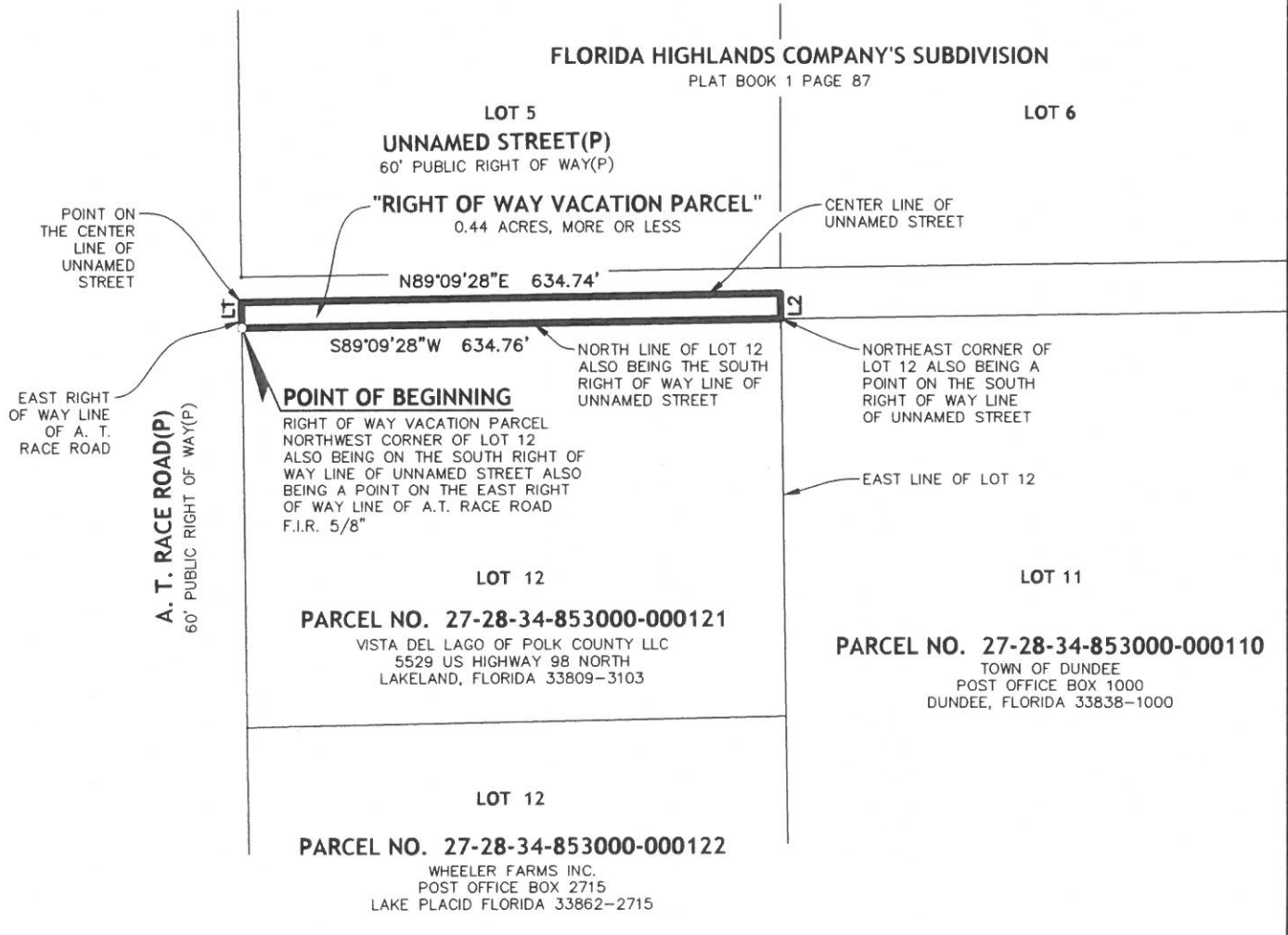
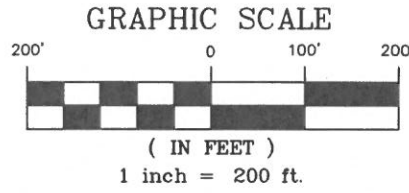
PREPARED BY ACCURATE SURVEY OF FLORIDA, INC. 4206 NATIONAL GUARD DRIVE PLANT CITY, FLORIDA 33563 TEL: (813) 645-2300 LICENSE BUSINESS NO. 8211	PREPARED FOR VISTA DEL LAGO OF POLK COUNTY LLC POLK COUNTY, FLORIDA	CREW CHIEF: N/A	PROJECT # LOT 12 FH	
	SHEET NAME SKETCH OF DESCRIPTION SOUTH 1/2 OF UNNAMED STREET POLK COUNTY, FLORIDA	DRAWN BY: A.M.M	DATE: 05/24/2024	
		CHECKED BY: D.J.B.	SHEET 1 OF 2	
		REVISION DATE: 05/24/2024		

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°43'33"W	30.00'
L2	S00°45'15"E	30.00'



LEGEND:
F.I.R. = FOUND IRON ROD

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	SHEET NAME SKETCH OF DESCRIPTION SOUTH 1/2 OF UNNAMED STREET POLK COUNTY, FLORIDA	DRAWN BY: A.M.M.	DATE: 05/24/2024
		CHECKED BY: D.J.B.	SHEET 2 OF 2
		REVISION DATE: 05/24/2024	