

EXHIBIT A

WARRANTY DEED

THIS WARRANTY DEED is made this 19th day of February, 1992, by DANA F. BAXTER (the "Grantor"), to BAXTER GROVES, a Florida general partnership, the address of which is P. O. Box 1879, Winter Haven, Florida 33882 (the "Grantee").

Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, grants and conveys to Grantee that real property located in Polk County, Florida, more particularly described as follows:

The SW-1/4 of SW-1/4 of Section 20, Township 28 South, Range 27 East, LESS AND EXCEPT the North 128 feet thereof; and subject to R/W of Peace River Valley Drainage Canal along the Westerly side thereof;

AND

Together with and including the maturing citrus fruit crop for 1991-92 season now situated thereon.

SUBJECT TO taxes for 1992 and subsequent years.

The property is not the homestead or residence of the Grantor, nor is it contiguous to the homestead or residence of Grantor.

Grantor does hereby fully warrant the title to such property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.

Witnesses:

✓ Joyce P. Johnson
Name JOYCE P. JOHNSON

✓ N. Arthur Johnson
Name N. ARTHUR JOHNSON

STATE OF FLORIDA
COUNTY OF POLK

✓ Dana F. Baxter
DANA F. BAXTER
Address: 4511 Pineland Ct.
Winter Haven, Florida

Documentary Tax Pd. \$ 1710.00
Intangible Tax Pd. \$ 0-
E. D. "Bud" Dixon, Clerk, Polk Co.
By: Betty S. Howard Deputy Clerk

The foregoing instrument was acknowledged before me this 19th day of February, 1992, by DANA F. BAXTER, who is personally known to me or has produced _____ as identification and did take an oath.

020669 1992 FEB 21 PM 3:16
This instrument was prepared based on information and a legal description provided by the parties and no title information was requested or given.

3068 0278
POLK OFF. REC. PAGE

**Parcel Details: 27-28-
20-000000-044020**



TAX EST



PRT CALC



PRC



HTML PRC



TRIM



HTML TRIM



TAX BILL

Owners *Recently purchased this property? Click here.*

BAXTER GROVES 100%

Mailing Address

Address Line 1 **120 SELVA VIS**
Address Line 2
Address Line 3 **WINTER HAVEN FL 33884-3651**

Physical Street Address *Looking for site address? Click here.*

Address Line 1 **0 US HIGHWAY 27**
Address Line 2

Postal City and Zip

City/St/Zip **DUNDEE FL 33838**

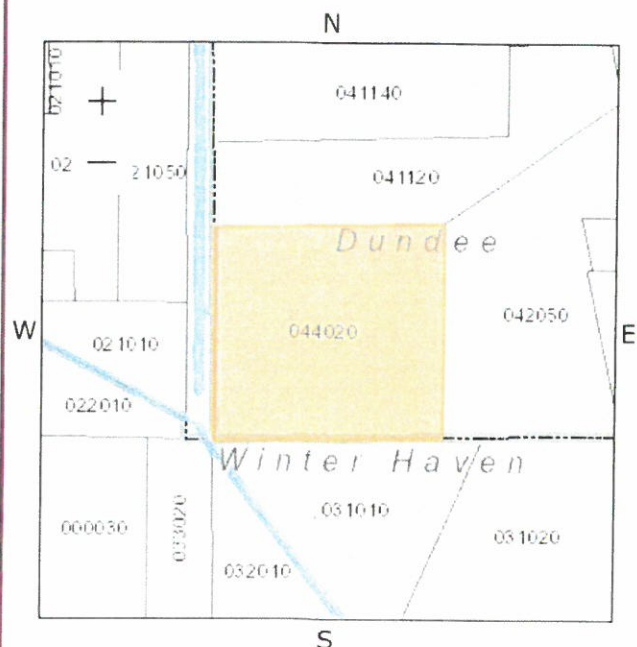
Parcel Information

Municipality / Taxing District **DUNDEE/SWFWM (Code: 90460)**
Neighborhood **140990.00**
[Show Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) **Unplatted tracts 30 to 59.99**
Use Code **acres (Code: 9925)**
Acreage **35.09**
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Mapping Worksheets (plats) for 272820

[Mapping Worksheet](#) [Mapping Worksheet Printable PDF](#)
[HTML \(opens in new tab\)](#)

Linked Tangible Personal Property Accounts

EXCEL

Linked Accounts

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

1 TPP Account(s)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
3068/0278	02/1992	W	V		\$285,000
1251/0950	10/1969		E		\$100

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed \$36,614. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE . Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.							

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **DUNDEE/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1 *	Residential	N	A	0	0	35.09

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Tuesday, April 23, 2024 at 5:05:38 AM). All information BELOW this notice is from the 2023 Tax Roll, except where otherwise noted.

Value Summary (2023)

Desc	Value
Land Value	\$338,452
Building Value	\$0

Misc. Items Value	\$0
Land Classified Value	\$5,542
Just Market Value	\$338,452
*Cap Differential and Portability	\$0
Agriculture Classification	\$332,910
Assessed Value	\$5,542
Exempt Value (County)	\$0
Taxable Value (County)	\$5,542

*This property does not contain a cap or portability value.

Values by District (2023)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$5,542	\$37.05	\$0	\$0.00	\$5,542	\$37.05
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$5,542	\$17.51	\$0	\$0.00	\$5,542	\$17.51
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$5,542	\$12.46	\$0	\$0.00	\$5,542	\$12.46
TOWN OF DUNDEE	7.900000	\$5,542	\$43.78	\$0	\$0.00	\$5,542	\$43.78
SOUTHWEST FLA WATER MGMT DIST	0.204300	\$5,542	\$1.13	\$0	\$0.00	\$5,542	\$1.13
		Assessed Taxes:	\$111.93	Tax Savings:	\$0.00	Total Taxes:	\$111.93

Non-Ad Valorem Assessments (2023)

LN	Code	Desc	Units	Rate	Assessment
1	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
Total Assessments					\$34.50

Taxes

Desc	Last Year	2023 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.3370	20.1975
Ad Valorem Assessments	\$112.71	\$111.93
Non-Ad Valorem Assessments	\$34.50	\$34.50
Total Taxes	\$147.21	\$146.43

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2022

Land Value	\$284,874.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$284,874.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

2021

Land Value	\$256,839.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$256,839.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

2020

Land Value	\$243,822.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$243,822.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

2019


Land Value	\$243,822.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$243,822.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, April 23, 2024 at 5:05:38 AM

Polk County Property Appraiser Property Information Card

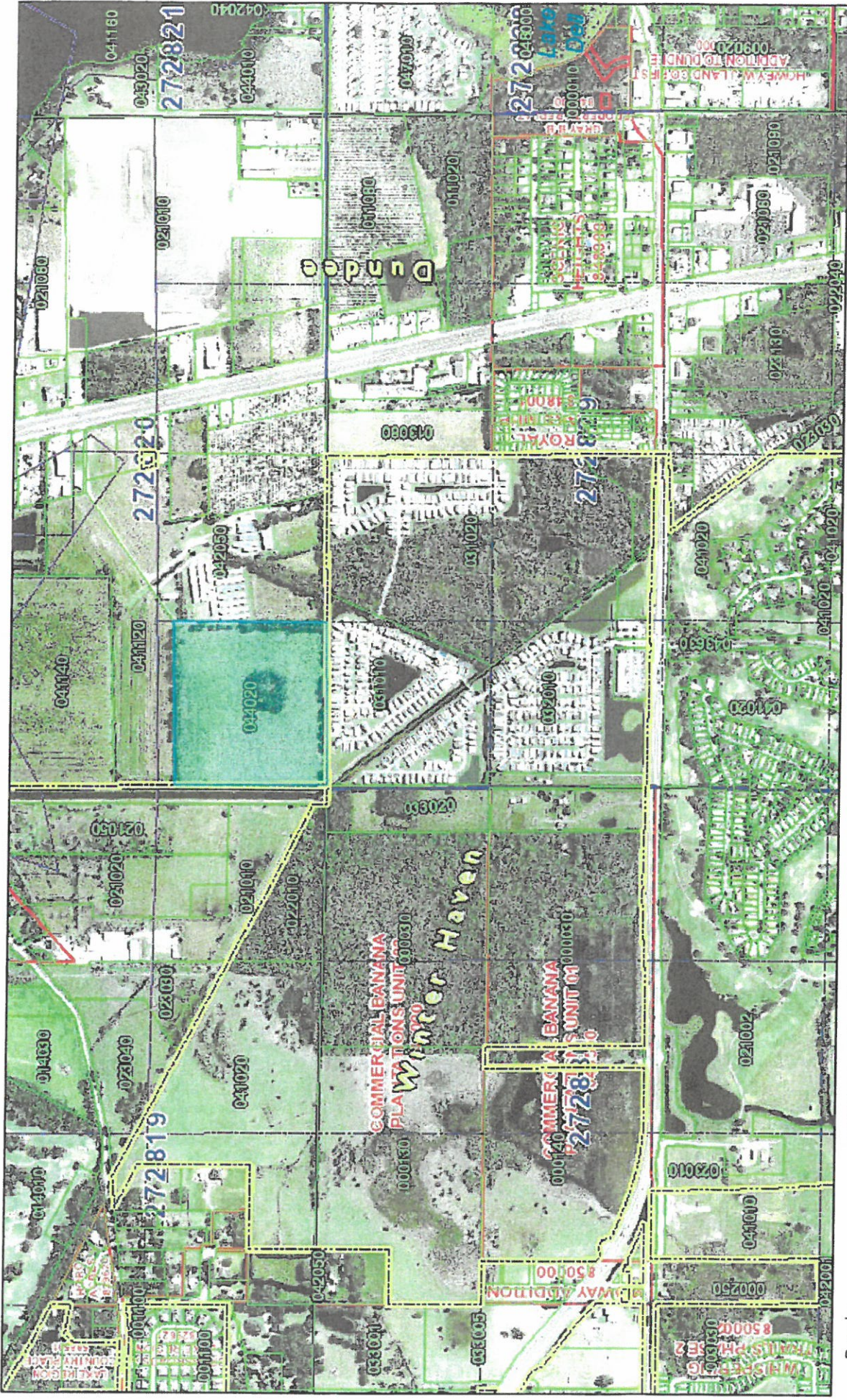
Parcel ID: 472820000000044020 Owner: BAXTER, ONCYRB Multi-Owner(s): Mailing Address: 120 BELVA VLG WINTER HAVEN 33864 1651 Site Address:		Value Information Land Value: \$172,000.00 Imp. Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Just Value (Market): \$172,000.00 Assessed Value: \$57,300.00 Exempt Value: \$0.00 Taxable Value: \$57,300.00 Tax District: 10000 Millage: 16.92		Tax Information Property Tax: \$954.67 Special Assessment: General Property Information Neighborhood # 140890 Subdivision # 000000 Subdivision Name 1007 TH SUBDIVISION Land Use Code (LUC): 6603 LUC Description: Citrus w/ Irrig. Legal Description: 1/4 OF SW 1/4 LESS N 1/4 PT TIDEWAT & ADJCD CORN 1/4		Sketch  Sorry, no sketch available for this record	
Sales Information Grantor Name: Vacant / Inactive Sale Date: 01-February-1992 Sale Amt: \$285,000.00 OK Book: 3068 OK Page: 278 Deed Type: w Multi-Parcel Sale: 03		SALE 1 SALE 2 SALE 3 01-October-1965 \$0.00 251 930 01		Exemption Information Description: HOMESTEAD, Homestead, Disability, Other Amount: \$0.00		Residential Information Series: Year Bld: 31 Eff Yr Bld: 31 Bedrooms: 31 Full Baths: 31 1/2 Baths: 31 Kitchens: 31 Living Area (SFLA): 31 Total Under Roof: 31	
Land Information Yr Bld: 31 Eff Yr Bld: 31 Area: 34 AC Units: YES Ag: NO		Class: CITRUS Sub Class: CITRUS Acres: 31 E-M: 31 R-M: 31 U: 3		Commercial Information Year Bld: 31 Eff Yr Bld: 31 Units: 31 Structure Description: 31 Area (Total Under Roof): 31		Classification: RUST	

Please Note: All value information is as of the last certified tax roll. His or her and certain exemptions are not reflected in these totals. The information provided is believed to be correct but is subject to change and is not guaranteed.

2/27/2004

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Cypress Creek MHP



0	500	1,000	2,000 Feet

All maps are worksheets used for illustrative purposes only. They are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."



Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida



