

Prepared by and return to:
Elisabeth Crane, Esq.
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, Florida 32801

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid hereon.

WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 2025 by and between **Bay Street Wauchula Holdings, LLC**, a Florida limited liability company, whose address is 12629 New Brittany Boulevard, Bldg. 16, Fort Myers, Florida 33907, hereinafter the “**Grantor**”, and **The City of Wauchula**, a Florida municipal corporation, whose address is 126 South 7th Avenue, Wauchula, Florida 33873, hereinafter the “**Grantee**”.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hardee County, Florida, as follows:

See **Exhibit “A”** attached hereto and incorporated herein.

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 whatsoever, save and except only for the following, to wit:

1. Ad valorem real property taxes for the year 2025 (which will become a lien on said lands as of January 1, 2025) and any taxes or assessments levied or assessed against said lands subsequent to the date hereof, if any.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

WITNESSES:

Signed, sealed and delivered
in our presence:

(Signature of Witness #1)

(Printed name of Witness #1)

(Mailing Address of Witness #1)

(Signature of Witness #2)

(Printed name of Witness #2)

(Mailing Address of Witness #2)

GRANTOR:

Bay Street Wauchula Holdings, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of Bay Street Wauchula Holdings, LLC, a Florida limited liability company, on behalf thereof, who ☐ is personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature

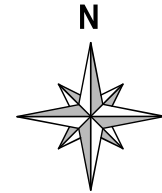
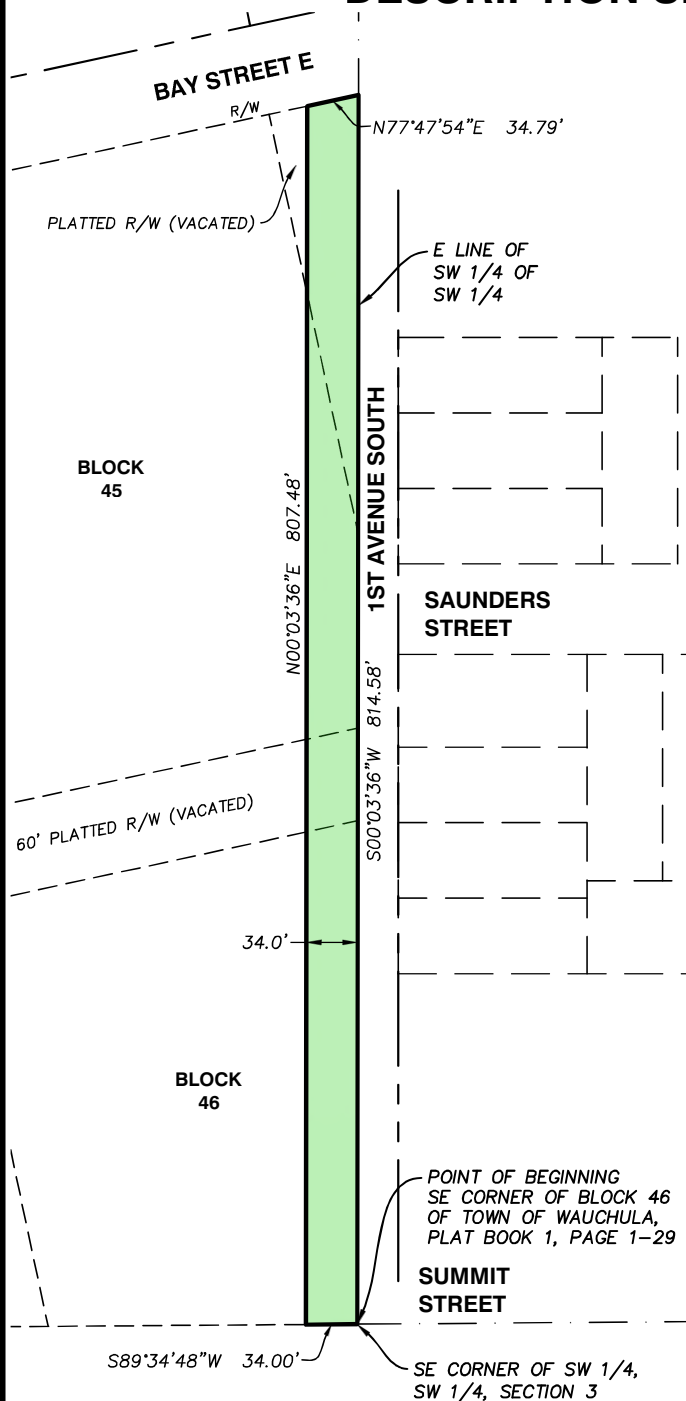
Print Notary Name: _____

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

RIGHT-OF-WAY DEDICATION DESCRIPTION SKETCH



0 50 100
1 INCH = 100 FEET
GRAPHIC & INTENDED DISPLAY SCALE

LEGAL DESCRIPTION:

A portion of the SW 1/4 of the SW 1/4 of Section 3, Township 34 South, Range 25 East, Hardee County, Florida also being a part of fractional Blocks 45 and 46 of the Original Survey of the Town of Wauchula as recorded in Plat Book 1, Page 1-29 of the Public Records of Hardee County, Florida and being more particularly described as follows:

Begin at the Southeast corner of said Block 46 also being the Southeast corner of said SW 1/4 of the SW 1/4 corner of Section 3; thence S89°34'48"W along south line of said Block 46 a distance of 34.00 feet; thence N00°03'36"E a distance of 807.48 feet to the south right-of-way line of Bay Street; thence N77°47'54"E along said south right-of-way line a distance of 34.79 feet to the east line of said SW 1/4 of the SW 1/4 of Section 3; thence S00°03'36"W along said east line a distance of 814.58 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- 1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System (NAD 83, 2011 adjustment).
- 2.) THIS IS NOT A BOUNDARY SURVEY.



John M Clyatt Digitally signed
by John M Clyatt 7/10/25

JOHN M. CLYATT, P.S.M.
FLORIDA REGISTRATION No. 4092
30 SOUTH, LLC.
FLORIDA REGISTRATION No. LB 8474

SURVEY DATE

LOCATED IN SECTION 3,
TOWNSHIP 34 SOUTH, RANGE 25 EAST
HARDEE COUNTY, FLORIDA

PREPARED FOR:
BAY STREET WAUCHULA HOLDINGS, LLC



30 SOUTH, LLC.
425 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-800-3539
LICENSED BUSINESS No. LB 8474

Project No.:	400	No.	Date	Approved	REVISION	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Horiz. Scale:	1"=100'	O.R.	7/10/25	JMC	Original Release	
DWG. Name:	400-FARR-DS					
Drawn By:	NQP					
Field Bk / Pg.:	N/A					
Drawing No.:	794					
PLOTTED: Friday, July 11, 2025						