

This Instrument Prepared by & return to:

Address: BKL-DENUNE, INC.  
P.O. Box 1733  
Lake City, FL 32056

WARRANTY DEED  
FROM CORPORATION  
Consideration: 99,995.00  
Doc Stamps: 700.00  
Rec: 35.50

Property Appraisers Parcel ID Numbers(s)  
25-5S-15-00478-107

Space above this line for recording data

Space above this line for processing data

*This Warranty Deed*, Made and executed the 29 Day of JULY, 2022, by  
**BKL-DENUNE, INC.**, a corporation existing under the laws of the State of Florida, and having  
its principal place of business at: **P.O. Box 1733, Lake City, FL 32056**, hereinafter called the  
grantor, to **Brian David LaFlamme, a single man**, whose post office address is **4828 Miramar  
Drive, Apt 2304, St. Petersburg, FL 33708**, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives,  
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars)  
and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does  
grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain  
land, situate in **COLUMBIA County**, State of Florida, viz:

Parcel 7 of Daisy Estates Division of Land, an unrecorded subdivision, parcel is more  
particularly described in Exhibit "A" attached and made a part hereof subject to utility easements,  
reservations and road easements of record, and Deed Restrictions as found on Schedule "B"  
attached and made a part hereof.

**Parcel ID #: 25-5S-15-00478-107**

**SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE  
LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER  
GRANTOR(S) NOR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR(S) RESIDES  
THEREON.**

**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 it is lawfully seized of said land in fee simple; that it has the good right and lawful authority to sell and convey said land; that it 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, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

BKL-DENUNE, INC.  
Name of Grantor

Signed, sealed and delivered in the presence of:

Holly C. Hanover

Witness Signature

Holly C. Hanover

Printed Name

Connie B. Roberts

Witness Signature

Connie B. Roberts

Printed Name

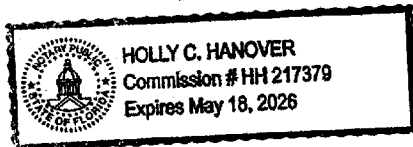
[Signature]  
Grantor Signature  
Martha Jo Khachigan, President  
Printed Name

P.O. Box 1733, Lake City, FL 32056  
Grantor's Post Office Address

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence Martha Jo Khachigan, known to me to be the President of BKL-DENUNE, INC., the corporation in whose name the foregoing instrument was executed, and that she severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 29 day of JULY, 2022.



Holly C. Hanover  
Notary Signature

## EXHIBIT A

### LEGAL DESCRIPTION: (LOT 7)

A parcel of land containing a total area of 10.001 acres, more or less, lying, being and situate in Section 25, Township 5 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 25, and run North 88 degrees 33 minutes 52 seconds East, along the South line of said Northwest 1/4 of Section 25, a distance of 12.88 feet to the intersection with the East right of way line of a Graded County Road (SW Daisy Road) (60 foot right of way); thence run North 00 degrees 57 minutes 06 seconds West, along said East right of way line, a distance of 329.21 feet to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running North 00 degrees 57 minutes 06 seconds West, continuing along said East right of way line, a distance of 329.21 feet; thence run North 88 degrees 19 minutes 29 seconds East a distance of 1317.88 feet; thence run South 00 degrees 57 minutes 06 seconds East a distance of 331.97 feet; thence run South 88 degrees 26 minutes 40 seconds West a distance of 1317.85 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a 15 foot easement for ingress, egress and utilities, over, across and along the North 15 feet thereof.

Together with, and subject to a reservation of easement unto Grantor, its heirs, successors and assigns as further described below, a perpetual, non-exclusive easement for ingress, egress and utilities purposes over the following described lands, to wit:

SUBJECT TO AND TOGETHER WITH a 30 foot easement for ingress, egress and utilities, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 25, and run North 88 degrees 33 minutes 52 seconds East, along the South line of said Northwest 1/4 of Section 25, a distance of 12.88 feet to the intersection with the East right of way line of a Graded County Road (SW Daisy Road) (60 foot right of way); thence run North 00 degrees 57 minutes 06 seconds West, along said East right of way line, a distance of 643.42 feet to the POINT OF BEGINNING of the hereinafter described 30 foot easement: Thence continue running North 00 degrees 57 minutes 06 seconds West, continuing along said East right of way line, a distance of 30.00 feet; thence run North 88 degrees 19 minutes 29 seconds East a distance of 1347.88 feet; thence run South 00 degrees 57 minutes 06 seconds East a distance of 30.00 feet; thence run South 88 degrees 19 minutes 29 seconds West a distance of 1347.88 feet to the POINT OF BEGINNING.

(hereafter referred to as the "Easement"). It being understood that the Easement and the reservation of the Easement by Grantor herein, are appurtenant to the land.

Grantor reserves unto itself the right to use the Easement for the benefit of Grantor and Grantor's heirs, successors, and assigns, together with all others likely situated to whom Grantor may hereafter grant such easement, who at all times hereafter and into perpetuity may use the Easement for ingress, egress and utilities, in conjunction with Grantee, and Grantee's heirs, successors, and assigns. Further, Grantor is in no way is bound, obligated, or under any duty to improve, maintain, or to keep in repair, the Easement, nor does Grantor assume any liability or responsibility to Grantee, or any person using the Easement by invitation, expressed or implied, or any other persons traversing the Easement, for the condition of the Easement, it being material conditions of acceptance of this Easement by Grantee that hereafter, Grantee shall have both the right and obligation to maintain the Easement, and is subject to Grantor's rights as heretofore described.

**Schedule B**

**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS**

**KNOW ALL MEN BY THESE PRESENTS:** That this Declaration of Restrictions and Protective Covenants is made and entered into by BKL-Denune, Inc., a Florida corporation, hereinafter referred to as the "Seller".

**WITNESSETH**

WHEREAS, the Seller is the owner of certain real property in Columbia County, Florida, which is more particularly described as:

Lots 1-12 and Parcels A & B of Daisy Estates  
See Schedule A for Legal Description

NOW, THEREFORE, the Seller hereby declares that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, and their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

(1) No permanent dwelling shall be permitted which has a ground floor area, exclusive of open porches or garages, of less than 750 square feet. Mobile homes and modular housing will be allowed, providing they meet the minimum square footage requirement and are in good condition. Mobile homes must not be older than seven (7) years at the time they are placed on the Property. Developer reserves the right to approve mobile homes that do not meet the above requirements. All mobile homes must be skirted within sixty (60) days of delivery to the Lot. All improvements to the Lot shall be done in a neat and orderly manner. All mobile homes must be properly permitted by Columbia County. Only one (1) dwelling is permitted per 10 acres per Columbia County Building and Zoning.

(2) Travel trailers, campers and motorhomes shall not be used as living quarters on any lot permanently, but may be used on a temporary basis if they meet Columbia County Building and Zoning requirements.

(3) No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be erected thereon for any type of commercial purposes or which may be or become an annoyance or nuisance. No sign of any kind shall be displayed on the parcel, except one sign of not more than five square feet advertising the property for sale or rent.

(4) The Owner shall keep their parcel clean and cleared of cumulative growth and rubbish (trash, junk, garbage, abandoned automobiles, etc.).

(5) No swine shall be raised, bred or kept on the parcel. Dogs, cats and other pets may be kept, so long as they are within the confines of a fence, pen, etc., or within the Owner's dwelling place. Large animals shall be limited to one per acre, i.e., one (1) cow or one (1) horse per acre. Animal pens shall be kept clean and neat in appearance. All animals shall be maintained so as not to be a nuisance.

(6) If any Owner, person, firm or corporation, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for the Seller, its successors in title to Prosecute and proceed at law or equity against the Owner, person, firm or corporation, or their heirs, successors or assigns, violating or attempting to violate the covenants herein, and obtain any injunctive relief or other remedy provided by law, including but not limited to, damages, costs and attorney's fees, including any appeals. Said costs may be collected by the placing of a lien thereof against the parcel and by its foreclosure in due and legal manner.

(7) No defacement of property is allowed. Borrow pits are not allowed. A pond may be constructed and maintained on any lot so long as all necessary permits are obtained and approved by Seller during the term of the mortgage. If a pond is constructed, it must be maintained in such a way as not to become a nuisance.