

Inst: 202212016571 Date: 08/23/2022 Time: 4:07PM
Page 1 of 4 B: 1474 P: 35, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 455.00

This Instrument Prepared by & return to:
BKL-Denune, Inc.
Address: P.O. Box 1733
Lake City, FL 32056

WARRANTY DEED

Consideration: 64,995
Doc Stamps: 455.00
Rec: 35.50

Property Appraisers Parcel ID Numbers(s)
P/O 24-5S-15-00471-000
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This Warranty Deed, Made and executed the 17 Day of August, 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 **PHILLIP JACOB AND CAROLYN L. JACOB, as husband and wife**, whose post
office address is **8713 N 34TH STREET, TAMPA, FL 33604**, 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:

Lot 1 of Ford Lane Highlands Subdivision, an unrecorded subdivision, parcel is more particularly described in Exhibit "A" attached and made a part hereof given subject to utility and road easements of record and as found on Exhibit "A" attached, and Deed Restrictions as found on Exhibit "B" attached and made a part hereof.

Tax parcel number: P/O 24-5S-15-00471-000

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]

President(Signature)

Martha Jo Khachigan, President

President's Printed Name

PO 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 17 of August 2022.



Holly C. Hanover

Notary Signature

Exhibit A
Legal Description
Lot 1 Ford Lane Highlands

LOT 1

COMMENCE AT A 1" IRON PIPE MARKING THE SW CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.89°53'30"E., ALONG THE SOUTH LINE OF SAID SECTION 24, 1328.99 FEET TO A CONCRETE MONUMENT MARKING THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 24; THENCE N.89°55'00"E., STILL ALONG SAID SOUTH LINE, 1325.09 FEET TO THE SE CORNER OF SAID SW 1/4; THENCE S.89°59'15"E, ALONG THE SOUTH LINE OF THE SE 1/4, 1631.17 FEET; THENCE N.00°06'17"W., 884.36 FEET TO THE POINT OF BEGINNING; THENCE N.89°41'21"E, 982.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW ICHETUCKNEE AVENUE; THENCE N.00°06'18"W., ALONG SAID RIGHT-OF-WAY, 443.64 FEET; THENCE S.89°41'21"W., 982.91 FEET; THENCE S.00°06'17"E., 443.64 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 10.01 ACRES MORE OR LESS.

SUBJECT TO: UTILITY EASEMENTS ACROSS THE EAST 20 FEET AND THE SOUTH 10.00 FEET THEREOF.

Exhibit 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 15 Ford Lane Highlands

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 on each lot 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 as, and only 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.