

PREPARED BY & RETURN TO:

Name: COREY & LINDSEY BURK

Address: 650 SW ROCK WAY
FORT WHITE, FL 32038

Parcel No.: A PART OF 07-7S-17-09931-003

Inst: 202512007999 Date: 04/11/2025 Time: 10:35AM
Page 1 of 2 B: 1537 P: 1965, James M Swisher Jr, Clerk of Court
Columbia, County, By: ML
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 11th day of April, 2025, by **DONALD A. BURK** and **DENISE R. BURK, HUSBAND AND WIFE**, hereinafter called the Grantors, to **COREY A. BURK and LINDSEY R. BURK, HUSBAND AND WIFE**, whose post office address is 650 SW ROCK WAY, FORT WHITE, FL 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

See Attached Exhibit A

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055

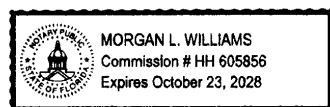
Stephan Panning
Witness Signature
Printed Name: STEPHAN PANNING
Witness Address: 757 W. Duval St.
Lake City, FL 32055

Donald A. Burk L.S.
Name: DONALD A. BURK
Address: 650 SW ROCK WAY, FORT WHITE, FL 32038

Denise R. Burk L.S.
Name: DENISE R. BURK
Address: 650 SW ROCK WAY, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of April, 2025, by DONALD A. BURK and DENISE R. BURK, who are personally known to me or who have produced Driver's License as identification.



Morgan L. Williams
Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10/23/28

EXHIBIT "A"

A PART OF THE WEST HALF OF THE SOUTH 713.00 FEET OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 7 AND RUN N.01°34'36"W., ALONG THE WEST LINE OF SAID SECTION 7, 382.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°34'36"W., STILL ALONG SAID WEST LINE, 330.01 FEET; THENCE N.88°01'08"E., 270.01 FEET; THENCE S.01°34'36"E., 330.01 FEET; THENCE S.88°01'08"W., 270.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2.05 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN INGRESS AND EGRESS EASEMENT BEING THE NORTH 25.00 FEET OF THE SOUTH 713.00 FEET OF THE NW 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS LIES WEST OF SW ROCK WAY.