

Consideration
29,322.
Rec. 18.50
Doc. 205.80

Prepared By
BKL Investment Co.
672 East Duval Street
Lake City, Florida 32055

Inst: 202312004371 Date: 03/14/2023 Time: 2:32PM
Page 1 of 2 B: 1486 P: 1068, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 205.80

WARRANTY DEED

This Warranty Deed made this 19th day of September 2022 by **BKL INVESTMENT CO.**, a Florida corporation, referred to as Grantor to **Kenneth W. Ammerman and Lucinda D. Ammerman**, his wife whose post office address is 143 SW Fordham Gln, Ft. White, FL 32038, hereinafter referred to as the Grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$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 situated in Columbia County, Florida. Parcel Identification Number: R-03737-104

Lot # 4 Turkey Haven, an unrecorded subdivision in Sections 29 & 32, Township 5 South, Range 16 East, Columbia County, Florida.
SEE SCHEDULE "A" FOR LEGAL DESCRIPTION.

Including 4 inch well, 1 Horsepower pump and tank and 900 gallon septic tank

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 except as noted above and taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Holly C. Hanover
Witness: Holly C. Hanover

Sally D. Register
Witness: Sally D. Register

BKL INVESTMENT CO. a Florida corporation

Martha Jo Khachigan L.S.
By: Martha Jo Khachigan, president

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Martha Jo Khachigan, President on behalf of BKL Investment Co., a Florida corporation. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 19 day of September 2022.



Holly C. Hanover
Holly C. Hanover
Notary Public, State of Florida

ATTACHMENT A

Turkey Haven, an unrecorded subdivision in Sections 29 & 31,
Township 5 South, Range 16 East, Columbia County, Florida.

Description:

PARCEL NO. 4

COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4, SECTION 29, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88° 58'51" W ALONG THE SOUTH LINE OF WATSON ROAD (A COUNTY MAINTAINED GRADED ROAD), 652.87 FEET; THENCE S 88°55'53" W STILL ALONG SAID SOUTH LINE OF WATSON ROAD, 652.88 FEET; THENCE S 88°45'21" W STILL ALONG SAID SOUTH LINE OF WATSON ROAD, 652.91 FEET TO THE POINT OF BEGINNING; THENCE S 88°37'44" W STILL ALONG SAID SOUTH LINE OF WATSON ROAD, 587.40 FEET TO A POINT OF CURVE; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 91°51'43", AN ARC DISTANCE OF 120.25 FEET (CHORD BEARING OF S 43°05'17" W AND DISTANCE OF 107.78 FEET) TO THE EAST LINE OF DREW FEAGLE ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE S 02°50'34" E ALONG SAID EAST LINE OF DREW FEAGLE ROAD, 272.94 FEET; THENCE S 00°33'04" W STILL ALONG SAID EAST LINE, 318.42 FEET; THENCE N 89°01'09" E, 653.55 FEET; THENCE N 00°15'41" W, 672.60 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS: THE SOUTH 30 FEET AND THAT PORTION OF A 60-FOOT RADIUS CUL-DE-SAC IN THE SOUTHEAST CORNER THEREOF. CONTAINING 10.04 ACRES, MORE OR LESS.