

Inst: 202312011614 Date: 06/20/2023 Time: 3:11PM
Page 1 of 4 B: 1493 P: 636, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 665.00

This Instrument Prepared by & return to:

Address: BKL-Denune, Inc.
P.O. Box 1733
Lake City, FL 32056

WARRANTY DEED

Consideration: 94,995
Doc Stamps: 665.00
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 12 Day of June, 2023
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 **ANDREW PAUL DAVIS AND JENNIFER LYNN DAVIS, as husband and wife**,
whose post office address is **7281 NW 9TH STREET, PLANTATION, FL 33317**, 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 16 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