

This Instrument Prepared by & return to:

Address: BULLARD-DENUNE INVESTMENT CO.  
P.O. Box 1733  
Lake City, FL 32056

WARRANTY DEED  
FROM CORPORATION  
Consideration: 44,995  
Doc Stamps: 315.00  
Rec: 18.50

Property Appraisers Parcel ID Numbers(s)  
35-5S-16-03752-423

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*This Warranty Deed*, Made and executed the 7 Day of June, 2022,  
by BULLARD-DENUNE INVESTMENT CO., 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 CHARLES D. JOHNSON AND DEANNA L.  
JOHNSON, as husband and wife, whose post office address is 12812 OLD PLANK ROAD,  
JACKSONVILLE, FL 32220, 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 23 of Southern Meadows, Phase 3 Subdivision according to the plat thereof recorded in  
Plat Book 9, Page 110-111 of the Public Records of Columbia County, Florida subject to  
utility easements of record and Deed Restrictions recorded in ORB 1266, Page 1869 of the  
Public Records of Columbia County, Florida.**

**Parcel ID #: 35-5S-16-03752-423**

**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.

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

BULLARD-DENUNE INVESTMENT CO.

Name of Grantor

Audrey S. Bullard

Grantor Signature

Audrey S. Bullard, 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 Audrey S. Bullard, known to me to be the President of BULLARD-DENUNE INVESTMENT CO., 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.

June, 2022. Witness my hand and official seal in the County and State last aforesaid this 7 day of



Holly C. Hanover  
Notary Signature