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This Instrument Prepared By:  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, Florida 32055

ATT 6058

Inst: 201412002562 Date: 2/25/2014 Time: 10:18 AM  
Doc Stamp-Deed 73.50  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1270 P: 279

## CORPORATE WARRANTY DEED

Corporation to Individual

THIS WARRANTY DEED made this 21 day of February, 2014, by Phoenix Land Development & Property Management, Inc., hereinafter called the grantor, to Edward J. Burke and his wife, Nicole L. Burke whose post office address is: 2849 SW Ridgewood Place, Palm City, FL 34990 hereinafter called the grantee

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, Florida, viz Parcel ID# 02732-108

LOT 8, PHASE 1, OF LAUREL LAKE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER with all 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 taxes accruing subsequent to December 31, 2013

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:

Nicole Moore  
WITNESS  
NICOLE MOORE  
PRINTED NAME

Phoenix Land Development & Property  
Management, Inc.

Regina Williams  
WITNESS  
Regina Williams  
PRINTED NAME

Sylvester T. Nash  
By: Sylvester T. Nash, President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21 day of February, 2014 by Sylvester T. Nash, as President of Phoenix Land Development & Property Management, Inc., personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

(SEAL)

Michael H. Harrell  
NOTARY PUBLIC

My Commission Expires:

