

This Instrument Prepared by & return to:
BKL-Denune, Inc.
Address: P.O. Box 3176
Lake City, FL 32056

Inst: 202012013854 Date: 08/25/2020 Time: 10:19AM
Page 1 of 3 B: 1417 P: 2362. James M Swisher Jr. Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 420.00

WARRANTY DEED
Consideration: 59,995
Doc Stamps: 420.00
Rec: 27.00

Property Appraisers Parcel ID Number(s)
P/O 24-5S-15-00471-000
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This Warranty Deed, Made and executed the 30TH Day of JULY, 2020, 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 3176, Lake City, FL 32056**, hereinafter called the grantor, to **BRIAN JOSEPH BEATTIE AND SHANNON MALLORY BEATTIE, as husband and wife**, whose post office address is **1000 10th Ave NW Cottage #5, Largo, FL 33770**, 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 10 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 all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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.

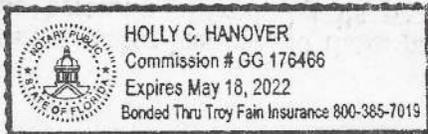
Signed, sealed and delivered in the presence of:

Holly C. Hanover
Witness Signature
Holly C. Hanover
Printed Name
Connie B. Roberts
Witness Signature
Connie B. Roberts
Printed Name

BKL-Denune, Inc.
Name of Grantor
[Signature]
President (Signature)
Martha Jo Khachigan, President
President's Printed Name
P.O. Box 3176, Lake City, FL
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 Martha Jo Khachigan, known to me to be the President of BKL-Denune, Inc., 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. Witness my hand and official seal in the County and State last aforesaid this 30 of July, 2020.



Holly C. Hanover
Notary Signature