

Prepared By and Return To:  
Deas Bullard Properties, LLP  
672 East Duval Street  
Lake City, Florida 32055

Inst: 202012003869 Date: 02/18/2020 Time: 11:15AM  
Page 1 of 2 B: 1405 P: 2198, P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy ClerkDoc Stamp-Deed: 203.00

Consideration  
29,000.00  
Fee 10.00  
Doc 203.00

### WARRANTY DEED

This Warranty Deed made this 17th day of February 2020 by Deas-Bullard Properties, LLP, a Florida limited liability partnership, f/n/a/ Deas Bullard Properties, a Florida general partnership, hereinafter referred to as Grantor to Scott Michael Burleson and Melinda Gayle Tucker, as Joint Tenants With Right of Survivorship, whose post office address is 1312 SW Faulkner Dr., Ft. White, Florida 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 # 31-5s-16-03744-306

Lot #6 Pine Acres, an unrecorded subdivision in Section 31, Township 5 South, Range 16 East, Columbia County, Florida.

### SEE ATTACHMENT A FOR LEGAL DESCRIPTION

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, 2018.

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

Connie B. Roberts

Witness: Connie B. Roberts

DEAS BULLARD PROPERTIES, a Florida limited liability partnership

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

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, Partner, on behalf of Deas Bullard Properties, a Florida limited liability partnership. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same this 17 day of February 2020.



Holly C. Hanover  
Holly C. Hanover  
Notary Public, State of Florida  
My Commission Expires: 5-18-22

SCHEDULE "A"

Pine Acres, an unrecorded subdivision in Section 31, Township 5 South, Range 16 East, Columbia County, Florida.

DESCRIPTION:

PARCEL 6

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4, SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 00°24'47" WEST ALONG THE WEST LINE OF SAID SECTION 31, 94.49 FEET, THENCE NORTH 89°18'56" EAST, 774.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FAULKNER ROAD, THENCE SOUTH 34°59'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 135.56 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 686.20 FEET AND A CENTRAL ANGLE OF 30°35'01", AN ARC DISTANCE OF 366.28 FEET (CHORD BEARING SOUTH 19°42'17" EAST AND DISTANCE OF 361.95 FEET) TO THE END OF SAID CURVE, THENCE SOUTH 04°24'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.27 FEET, THENCE SOUTH 89° 18'56" WEST, A DISTANCE OF 971.80 FEET TO SAID WEST LINE OF SECTION 31, THENCE NORTH 00°36'47" WEST ALONG SAID WEST LINE 389.87 FEET TO THE POINT OF BEGINNING. CONTAINING 10.05 ACRES, MORE OR LESS.