

Prepared by and return to:

Crystal Curran  
Alachua Title Services, LLC  
16407 Northwest 174th Drive Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 19-154  
Parcel Identification No 07-7S-17-09931-002

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 4<sup>th</sup> day of June, 2019 between Frederick E. Miller, whose post office address is P.O. Box 700876, Wabasso, FL 32970-0876, of the County of , State of Florida, Grantor, to Donald A. Burk and Denise R. Burk, husband and wife, whose post office address is 200 Southwest Woodview Way, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantees:

*Whenever used herein the term "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 corporations.*

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

THE EAST 1/2 OF THE SOUTH 713.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO A ROAD EASEMENT OVER AND ACROSS THE NORTH 25.00 FEET THEREOF.

ALSO:

A PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE EAST 1/2 OF SAID NW 1/4 AND RUN N 02 DEGREES 14'14" W, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID NW 1/4 A DISTANCE OF 713.00 FEET; THENCE N 88 DEGREES 08'31" E, A DISTANCE OF 99.93 FEET TO THE MAINTAINED RIGHT-OF-WAY LINE OF A ROCK ROAD; THENCE S 00 DEGREES 15'14" E, ALONG SAID ROAD A DISTANCE OF 713.18 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE S 88 DEGREES 08'42" W, A DISTANCE OF 75.30 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 25.0 FEET THEREOF.

Grantor, Frederick E. Miller, warrants that this is not his homestead property nor is it contiguous to his homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Warranty Deed

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Eric C. Barkett  
WITNESS Eric C. Barkett  
Jennifer M. Long  
WITNESS Jennifer M. Long

Frederick E. Miller  
Frederick E. Miller

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 2019, by Frederick E. Miller.

Eric C. Barkett  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: FL Drivers License

