

Prepared by and return to:  
Kathryn Lilly/Employee  
Haile Title Company, LLC  
219 SE Baya Dr.  
Lake City, FL 32025  
386-754-6600  
File Number: LC08-024

Inst:200812005630 Date:3/24/2008 Time:10:01 AM  
Doc Stamp-Deed:770.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1146 P:218

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21st day of March, 2008 between **Randell Burnham and Marsha M. Burnham, husband and wife** whose post office address is **155 NW Orbison Dr., Lake City, FL 32055**, grantor, and **Keith Adams** whose post office address is **101 Coquina Way, Saint Augustine, FL 32080**, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 9, Township 3 South, Range 16 East, Columbia County, Florida, and run S.88°40'07"W., along the North line of the SE 1/4 of the NE 1/4, a distance of 60.00 feet to the POINT OF BEGINNING; thence S.01°12'24"E. a distance of 530.97 feet; thence S.67°40'31"W. a distance of 860.74 feet; thence N.09°44'35"E. a distance of 152.46 feet; thence N.19°38'48"E. a distance of 738.68 feet to a point on the North line of the SE 1/4 of the NE 1/4 of Section 9; thence N.88°40'07"E., along said North line of the SE 1/4 of the NE 1/4 of Section 9, a distance of 511.03 feet to the POINT OF BEGINNING. TOGETHER WITH an easement 30.00 feet in width, for ingress, egress, and utilities, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 9, Township 3 South, Range 16 East, Columbia County, Florida, and run S.01°12'24"E., along the East line of Section 9, a distance of 1192.48 feet; thence S.88°35'02"W. a distance of 815.40 feet; thence S.01°32'45"E. a distance of 759.91 feet to a point on the Northeasterly right of way line of County Road 250 (Lake Jeffery Road); thence N.40°45'33"W., along said Northeasterly right of way line of County Road 250 (Lake Jeffery Road), a distance of 67.15 feet; thence N.39°28'06"W., still along said Northeasterly right of way line of County Road 250 (Lake Jeffery Road), a distance of 238.93 feet to the POINT OF BEGINNING; thence continue N.39°28'06"W., still along said Northeasterly right of way line of County Road 250 (Lake Jeffery Road), a distance of 39.62 feet; thence N.09°44'35"E. a distance of 859.29 feet; thence N.67°40'31"E. a distance of 35.40 feet; thence S.09°44'35"W. a distance of 903.97 feet to the POINT OF BEGINNING.

Parcel Identification Number: 09-3S-16-02045-007

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

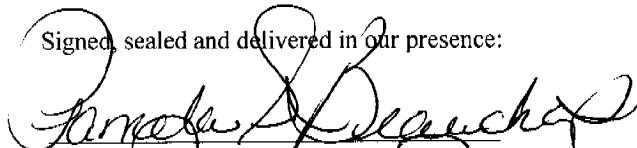
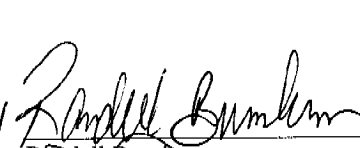
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

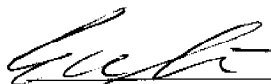
**To Have and to Hold**, the same in fee simple forever.

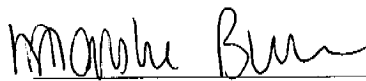
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

**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:

  (Seal)  
Witness Name: Pamela S. Beauchamp  
Randell Burnham

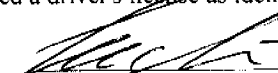
  
Witness Name: Eric Struble

 (Seal)  
Marsha M. Burnham

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 21st day of March, 2008 by Randell Burnham and Marsha M. Burnham, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

  
Notary Public  
NOTARY PUBLIC-STATE OF FLORIDA  
Eric Struble  
Printed Name: \_\_\_\_\_ Commission #DD685132  
Expires: JUNE 13, 2011  
My Commission Expires: \_\_\_\_\_  
BONDED THRU ATLANTIC BONDING CO., INC.