

Inst: 202512015134 Date: 07/07/2025 Time: 2:36PM
Page 1 of 4 B: 1543 P: 2780, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 700.00

This Instrument Prepared by & return to:

Address: BKL-DENUNE, INC.
P.O. Box 1733
Lake City, FL 32056

WARRANTY DEED
FROM CORPORATION
Consideration: 99,995
Doc Stamps: 700.00
Rec: 35.50

Property Appraisers Parcel ID Numbers(s)

25-5S-15-00478-110

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This Warranty Deed, Made and executed the **25th** Day of **JUNE**, 2025, 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 1733, Lake City, FL 32056**, hereinafter called the Grantor, to **LINDA R. GILYARD, a single person, and SHALA L. GILYARD, a single person, and DEREK N. GILYARD, a single person, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is **8070 PARENTAL CIRCLE, JACKSONVILLE, FL 32216**, 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:

Parcel 10 of Daisy Estates Division of Land, an unrecorded subdivision, parcel is more particularly described in Exhibit "A" attached and made a part hereof subject to utility easements, reservations and road easements of record, and Deed Restrictions as found on Exhibit "B" attached and made a part hereof.

Parcel ID #: 25-5S-15-00478-110

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, 2024.

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
Christina Sherrouse
Address: 1910 SW SR 47, Lake City, FL 32025
Witness Signature
Christina Sherrouse
Printed Name
Address: 1910 SW SR 47, Lake City, FL 32025

BKL-DENUNE, INC.

Name of Grantor

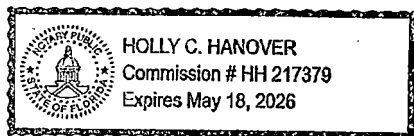
Martha Jo Khachigan
Grantor Signature
Martha Jo Khachigan, President
Printed Name

P.O. Box 1733, Lake City, FL 32056
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 by physical presence 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 25 day of JUNE, 2025.



Holly C. Hanover
Notary Signature

EXHIBIT A

LEGAL DESCRIPTION: (LOT 10)

A parcel of land containing a total area of 10.003 acres, more or less, lying, being and situate in Section 25, Township 5 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 25, and run North 88 degrees 33 minutes 52 seconds East, along the South line of said Northwest 1/4 of Section 25, a distance of 12.88 feet to the intersection with the East right of way line of a Graded County Road (SW Daisy Road) (60 foot right of way); thence run North 00 degrees 57 minutes 06 seconds West, along said East right of way line, a distance of 2633.52 feet to the intersection with the apparent Southerly right of way line of a Graded County Road (SW Ford Lane) (right of way width varies); thence run North 87 degrees 35 minutes 31 seconds East, along said apparent Southerly right of way line, a distance of 1303.17 feet to the Northwest corner of the Northeast 1/4 of aforesaid Northwest 1/4 of Section 25; thence run North 88 degrees 47 minutes 50 seconds East, continuing along said apparent Southerly right of way line, and along the North line of said Section 25, a distance of 342.67 feet to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running North 88 degrees 47 minutes 50 seconds East, continuing along said apparent Southerly right of way line, and continuing along said North line of Section 25, a distance of 327.55 feet; thence run South 01 degree 02 minutes 06 seconds East a distance of 1328.41 feet; thence run South 88 degrees 51 minutes 27 seconds West a distance of 328.52 feet; thence run North 00 degrees 59 minutes 36 seconds West a distance of 1328.07 feet to the POINT OF BEGINNING.

Exhibit B

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That this Declaration of Restrictions and Protective Covenants is made and entered into by BKL-Denune, Inc., a Florida corporation, hereinafter referred to as the "Seller".

WITNESSETH

WHEREAS, the Seller is the owner of certain real property in Columbia County, Florida, which is more particularly described as:

Lots 1-12 and Parcels A & B of Daisy Estates
See Exhibit A for Legal Description

NOW, THEREFORE, the Seller hereby declares that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, and their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

(1) No permanent dwelling shall be permitted which has a ground floor area, exclusive of open porches or garages, of less than 750 square feet. Mobile homes and modular housing will be allowed, providing they meet the minimum square footage requirement and are in good condition. Mobile homes must not be older than seven (7) years at the time they are placed on the Property. Developer reserves the right to approve mobile homes that do not meet the above requirements. All mobile homes must be skirted within sixty (60) days of delivery to the Lot. All improvements to the Lot shall be done in a neat and orderly manner. All mobile homes must be properly permitted by Columbia County. Only one (1) dwelling is permitted per 10 acres per Columbia County Building and Zoning.

(2) Travel trailers, campers and motorhomes shall not be used as living quarters on any lot permanently, but may be used on a temporary basis if they meet Columbia County Building and Zoning requirements.

(3) No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be erected thereon for any type of commercial purposes or which may be or become an annoyance or nuisance. No sign of any kind shall be displayed on the parcel, except one sign of not more than five square feet advertising the property for sale or rent.

(4) The Owner shall keep their parcel clean and cleared of cumulative growth and rubbish (trash, junk, garbage, abandoned automobiles, etc.).

(5) No swine shall be raised, bred or kept on the parcel. Dogs, cats and other pets may be kept, so long as they are within the confines of a fence, pen, etc., or within the Owner's dwelling place. Large animals shall be limited to one per acre, i.e., one (1) cow or one (1) horse per acre. Animal pens shall be kept clean and neat in appearance. All animals shall be maintained so as not to be a nuisance.

(6) If any Owner, person, firm or corporation, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for the Seller, its successors in title to Prosecute and proceed at law or equity against the Owner, person, firm or corporation, or their heirs, successors or assigns, violating or attempting to violate the covenants herein, and obtain any injunctive relief or other remedy provided by law, including but not limited to, damages, costs and attorney's fees, including any appeals. Said costs may be collected by the placing of a lien thereof against the parcel and by its foreclosure in due and legal manner.

(7) No defacement of property is allowed. Borrow pits are not allowed. A pond may be constructed and maintained on any lot so long as all necessary permits are obtained and approved by Seller during the term of the mortgage. If a pond is constructed, it must be maintained in such a way as not to become a nuisance.