

Prepared by and return to:

Crystal L. Curran  
Springs Title, LLC  
13900 Tech City Drive  
Suite 412  
Alachua, FL 32615  
(352) 565-7800  
File No 21-227

Parcel Identification No 36-6S-16-04094-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 25th day of October, 2021 between **Verlene Griffin, a widow**, whose post office address is **1380 SW Old Bellamy Road, High Springs, 32643**, of the County of , Alachua, Grantor, to **Terry Burks, a single man**, whose post office address is **153 SE Forest Tree Terrace, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

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 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, Florida, to-wit:

Commence at the Northwest corner of the SE 1/4 of NE 1/4, Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run S 0°32' W along the West line of said SE 1/4 of NE 1/4, 102.00 feet to the POINT OF BEGINNING, thence continue S 0°32' W along said West line, 210.00 feet, thence S 89°28' E, 210.00 feet, thence N 0°32' E, 210.00 feet, thence N 89°28' W, 210.00 feet to the POINT OF BEGINNING.

Together with a non-exclusive private easement for ingress and egress being the 20 feet to the left of the following described line:

Commence at the NW Corner of the SE 1/4 of the NE 1/4, Section 36, Township 6 South, Range 16 East, Columbia County, Florida, and run thence S. 00 deg 32 min 00 sec W., 312.00 feet to the point of beginning; thence continue S. 00 deg 32 min and 00 sec W., 720.38 feet to the north right-of-way of State Road 18 to the point of termination of said line.

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

Subject to taxes for 2021 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 Grantee 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.

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:

Crystal Lane Curran  
WITNESS  
PRINT NAME: Crystal Lane Curran

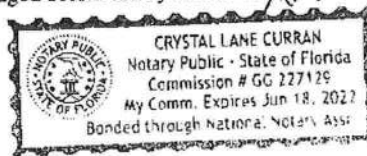
Verlene Griffin  
Verlene Griffin

Judith Boyle  
WITNESS  
PRINT NAME: Judith Boyle

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of  
October, 2021, by Verlene Griffin.

Crystal Lane Curran  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification 110  
Produced: \_\_\_\_\_