

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20227

Inst: 202412013823 Date: 06/27/2024 Time: 9:02AM
Page 1 of 2 B: 1517 P: 2675, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *HL*
Deputy Clerk Doc Stamp-Deed: 665.00

Warranty Deed

This Warranty Deed is executed this 25 day of June 2024 by Daniel Crapps, Individually and as Trustee of the Windswept Land Trust dated November 1, 1999, whose address is 291 NW Main Boulevard, Lake City, FL 32055, hereinafter called the grantor, to Trafco, LLC, a Florida Limited Liability Company, whose address is 1367 Southwest Skyline Loop, Fort White, FL 32038, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 5, WINDSWEPT INDUSTRIAL SUBDIVISION UNIT 7, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 1 through 2, of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the Homestead of the Grantor.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

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:

Lisa Hicks
Witness

Lisa Hicks
Printed Name
4515 Lowe Lake Rd
Wellborn FL 32094
Witness Postal Address

Kristi L Ditter
Witness

Kristi L. Ditter
Printed Name
226 SW Guthrie Ter
Lake City, FL 32024
Witness Postal Address

Daniel Crapps
Daniel Crapps, Individually and as
Trustee of the Windswept Land Trust
dated November 1, 1999

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25 day of June, 2024, by Daniel Crapps, Individually and as Trustee of the Windswept Land Trust dated November 1, 1999.

Vera Lisa Hicks

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____

