

Prepared by and return to:  
Michael H. Harrell  
Abstract and Title Services, Inc.  
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Suite B  
Lake City, FL 32055  
7-20065

Inst: 202412004187 Date: 02/29/2024 Time: 3:16PM  
Page 1 of 2 B: 1509 P: 695, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC HA  
Deputy Clerk Doc Stamp-Deed: 210.00

## Warranty Deed

This Warranty Deed is executed this 29 day of February, 2024 by Daniel Crapps Family LLC, a Florida Limited Liability Company, whose address is 291 Northwest Main Boulevard, Lake City, FL 32055, hereinafter called the grantor, to Colby Borchardt and Aryn Borchardt, Husband and Wife, whose address is 18583 NW 241st Street, Apt 3, High Springs, FL 32643, 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 1, Block 5, Three Rivers Estates Unit No. 23, according to the Plat thereof, recorded in Plat Book 4, Page(s) 80 and 80A, of the Public Records of Columbia County, Florida.**

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.