

Inst: 201812006887 Date: 04/09/2018 Time: 1:32PM  
Page 1 of 2 B: 1357 P: 1110, P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy ClerkDoc Stamp-Deed: 1102.50

## WARRANTY DEED

**WARRANTY DEED** made this 3<sup>rd</sup> day of April 2018, by  
**SUNSHINE PROPERTIES GROUP, LLC**

A Florida limited liability company, whose post office address is 3318 Long Briar Lane, Sugarland Texas 77498, hereinafter grantor to

**NORTH FLORIDA LAND EXCHANGE, LLC**

whose post office address is 10626 James Crews Road, Sanderson, Florida 32087, hereinafter called grantee.

**WITNESSETH**, That grantor, for and in consideration of the sum of \$10.00 and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Part of SUNSET MEADOWS, according to the plat there of recorded in Plat Book 9 pages 6 and 7, of the public records of Columbia County, Florida, being more particularly described as follows:

Lot 1, Parcel Account Number R 05842 – 101; and  
Lot 4, Parcel Account Number R 05842 – 104; and  
Lot 5, Parcel Account Number R 05842 – 105; and  
Lot 6, Parcel Account Number R 05842 – 106; and  
Lot 7, Parcel Account Number R 05842 – 107; and  
Lot 8, Parcel Account Number R 05842 – 108; and  
Lot 10, Parcel Account Number R 05842 – 110; and  
Lot 11, Parcel Account Number R 05842 – 111; and  
Lot 13, Parcel Account Number R 05842 – 113; and  
Lot 14, Parcel Account Number R 05842 – 114; and  
Lot 15, Parcel Account Number R 05842 – 115; and  
Lot 16, Parcel Account Number R 05842 – 116; and  
Lot 18, Parcel Account Number R 05842 – 118.

Part of SUNSET MEADOWS ADDITION, according to the plat there of recorded in Plat Book 9 page 8, of the public records of Columbia County, Florida, being more particularly described as follows:

Lot 1, Parcel Account Number R 05842 – 121; and  
Lot 3, Parcel Account Number R 05842 – 123.

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

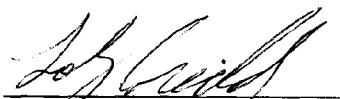
**TO HAVE AND TO HOLD** the same in fee simple forever.

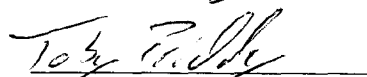
**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor hereby fully warrants the title to said land and will defend the same against the

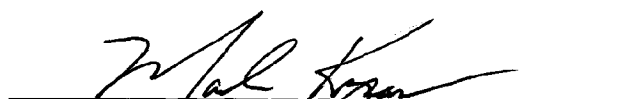
lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2017.

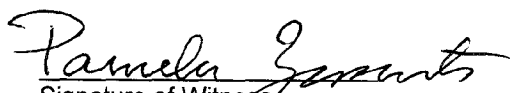
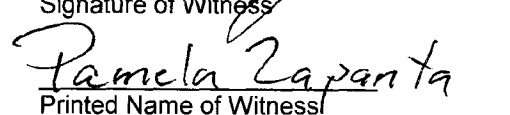
**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

**SUNSHINE PROPERTIES GROUP, LLC**

  
Signature of Witness

  
Printed Name of Witness

  
**MARK KRPAN, Manager**

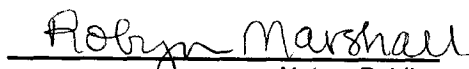
  
Signature of Witness  
  
Printed Name of Witness

**STATE OF TEXAS  
COUNTY OF FORT BEND**

**THE FOREGOING INSTRUMENT** was acknowledged before me this 3<sup>rd</sup> day of April 2018, by

**MARK KRPAN**

as Manager of **SUNSHINE PROPERTIES GROUP, LLC**, a Florida limited liability company, X who is personally known to me or \_\_\_\_ who produced the identification shown above and who took an oath.

  
Notary Public

Prepared by:  
HAL A. AIRTH  
Attorney at Law  
P.O. Box 448  
Live Oak, Florida 32064

My Commission Expires:

