

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20002

Inst: 202412000447 Date: 01/09/2024 Time: 8:31AM  
Page 1 of 2 B: 1505 P: 2387, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MS*  
Deputy ClerkDoc Stamp-Deed: 612.50

## Warranty Deed

**This Warranty Deed** is executed this 08 day of January, 2024 by Daniel Crapps, as Trustee under the provisions of a certain Trust Agreement dated the 1st day of November 1999 known as the Windswept Land Trust, whose address is 291 Southwest Main Boulevard, Lake City, FL 32025, hereinafter called the grantor, to DIY Development LLC, a Florida Limited Liability Company, whose address is 215 SW Windswept glen, Lake City, FL 32024, 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 6, 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, has never been nor is it contiguous to 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:*

*Vera 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

*[Signature]*  
Daniel Crapps, as Trustee under the  
provisions of a certain Trust Agreement  
dated the 1st day of November 1999  
known as the Windswept Land Trust

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( )  
online notarization this 8 day of January, 2024, by Daniel Crapps, as Trustee under the  
provisions of a certain Trust Agreement dated the 1st day of November 1999 known as the  
Windswept Land Trust

*Vera Lisa Hicks*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_