

**Prepared by and return to:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055  
4-11432

**Inst: 202212002643 Date: 02/09/2022 Time: 4:05PM**  
**Page 1 of 2 B: 1459 P: 315, James M Swisher Jr, Clerk of Court**  
**Columbia, County, By: BR**  
**Deputy ClerkDoc Stamp-Deed: 339.50**

## Warranty Deed

THIS WARRANTY DEED made the 7 day of February, 2022, by Sunshine Land Exchange, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Danielle Renee Stange and Justin Leon Douylliez, as Joint Tenants With Right of Survivorship, whose address is: 16673 NW 192nd Terrace, 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 the grantor, for and in consideration of the sum of \$10.00 and other 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:

**Lot 12, Carter Acres Units 1, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 12, of the Public Records of Columbia County, Florida.**

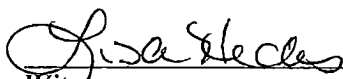
**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

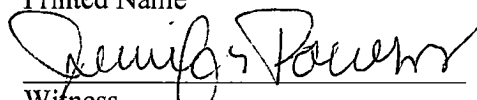
**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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


Signed, sealed and delivered in our presence:

  
Witness

Lisa Hicks  
Printed Name

  
Witness

Jennifer Powers  
Printed Name

  
Daniel Crapps, as Manager of Sunshine Land Exchange, LLC, a Florida Limited Liability Company

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of February, 2022, by Daniel Crapps, as Manager of Sunshine Land Exchange, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public

(Notary Seal)

