

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112026262 Date: 12/29/2021 Time: 9:40AM
Page 1 of 3 B: 1455 P: 2313, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 840.00

4-10807

Warranty Deed

Trust to LLC

THIS WARRANTY DEED made this 1 day of December, 2021, by Daniel Crapps as Trustee under the provisions of a certain Trust dated the 1st day of November, 1999, known as the Windswept Land Trust, hereinafter called the grantor, to Frost Innovations, LLC, a Florida Limited Liability Company whose address is: 436 S.W. Chris Terr., 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 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:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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:

Lisa Hicks

Witness:

Lisa Hicks

Printed Name:

Jennifer Powers

Witness:

Jennifer Powers

Printed Name:

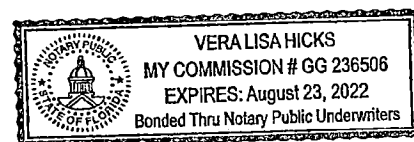
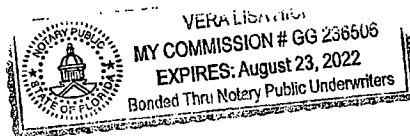
Daniel Crapps
Daniel Crapps as Trustee under the provisions
of a certain Trust dated the 1st day of
November, 1999, known as the Windswept
Land Trust

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December, 2021 by Daniel Crapps as Trustee under the provisions of a certain Trust dated the 1st day of November, 1999, known as the Windswept Land Trust, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Vera Lisa Hicks
Notary Public



4-10807

Exhibit "A"

Lot 1, Windswept Industrial Subdivision, Unit 5, according to the map or plat thereof, as recorded in Plat Book 9, Pages 163 and 164, of the Public Records of Columbia County, Florida.