

Branden Strickland
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

ATS# 4-6017

Warranty Deed

THIS WARRANTY DEED made the 6th day of November, 2014, by **Daniel Crapps and Richard C. Cole, as Trustees under the provisions of a certain unrecorded Trust dated July 23, 1985, sometimes referred to as the "Cypress Lake Land Trust"**, hereinafter called the grantor, to **LC Renal Construction LLC, a Texas limited liability company**, whose post office address is 1225 Seventeenth Street, Suite 1750, Denver, Colorado 80202 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 HEREOF.

The above described property is not, nor has it ever been the homestead of the Grantor, Daniel Crapps, who in fact resides at: 2707 130th Terrace, Wellborn, FL 32094.

The above described property is not, nor has it ever been the homestead of the Grantor, Richard C. Cole, who in fact resides at: 193 N. Mission Ridge Court, Lake City, FL 32055.

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 December 31, 2013.

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:

Daniel Crapps and Richard C. Cole, as Trustees under the provisions of a certain unrecorded Trust dated July 23, 1985, sometimes referred to as the "Cypress Lake Land Trust"

BY: Daniel Crapps
Daniel Crapps, as Trustee

Regina Williams
Witness:
Regina Williams
Printed Name:

Melvin Bennett
Witness:
Melvin Bennett
Printed Name:

Net:201412017161 Date:11/5/2014 Time:11:28 AM
Doc Stamp-Deed:2747.50
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1284 P:171

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 6th day of November, 2014, by **Daniel Crapps, as Trustee under the provisions of a certain unrecorded Trust dated July 23, 1985, sometimes referred to as the "Cypress Lake Land Trust"**

EXHIBIT "A"

PARCEL B

COMMENCE at the Northeast corner of Lot 14, Cypress Lake Phase 3, a subdivision according to plat thereof as recorded in Plat Book 6, Page 80 of the Public Records of Columbia County, Florida; thence run North $88^{\circ}18'28''$ East, along the Easterly extension of the North line of said Cypress Lake Phase 3 and the North Line of the Southeast $1/4$ of Northwest $1/4$ of said Section 33, a distance of 204.36 feet; thence run North $06^{\circ}44'47''$ East, a distance of 192.79 feet to the Southerly Right-of-Way line of West U.S. Highway 90; thence run South $59^{\circ}25'30''$ East, along said Southerly Right-of-Way line, a distance of 38.39 feet to a point of a curve; thence run Easterly along said Southerly Right-of-Way along the arc of said curve concave to the Northeast having a radius of 5799.60 feet, a central angle of $05^{\circ}48'07''$, a chord bearing and distance of South $62^{\circ}18'28''$ East 587.03 feet, an arc distance of 587.28 feet to a point of tangency; thence South $65^{\circ}12'40''$ East, along said Southerly Right-of-Way line, a distance of 216.11 feet to the POINT OF BEGINNING; thence South $65^{\circ}12'40''$ East continuing along said Southern Right-of-Way line, a distance of 358.85 feet; thence South $24^{\circ}46'56''$ West a distance of 271.36 feet; thence North $75^{\circ}50'52''$ West a distance of 183.06 feet to a point of curvature of a curve concave Northeasterly having a radius of 575.00 feet, thence run Northwesterly along the arc of said curve through a central angle of $01^{\circ}31'12''$, a distance of 15.25 feet; thence North $14^{\circ}52'41''$ East a distance of 66.26 feet; thence North $24^{\circ}39'22''$ East a distance of 140.49 feet; thence North $20^{\circ}16'51''$ West a distance of 33.61 feet; thence North $65^{\circ}12'52''$ West a distance of 121.11 feet to a point of non-tangency on a curve concave Northwesterly having a radius of 50.00 feet, a chord bearing North $19^{\circ}27'57''$ East and a chord distance of 78.60 feet, thence run Northeasterly along the arc of said curve through a central angle of $103^{\circ}38'04''$, a distance of 90.44 feet to the POINT OF BEGINNING.