

**Prepared by and return to:**  
Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-12378

Inst: 202312013748 Date: 07/24/2023 Time: 1:36PM  
Page 1 of 3 B: 1495 P: 936, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AM *VM*  
Deputy Clerk Doc Stamp-Deed: 665.00

## Warranty Deed

**This Warranty Deed** is executed this 10<sup>th</sup> day of July, 2023 by Mary A. Waite, a Single Person, and Claire Wilkins, a Single Person, hereinafter called the grantor, to Aileen Crapps, whose address is 291 Northwest Main Boulevard, Lake City, FL 32055, 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 19, Blackberry Farms, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 4 through 11, inclusive, of the Public Records of Columbia County, Florida.

**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:*

Margarette Marturano  
Witness

Mary A. Waite  
Mary A. Waite

Margarette Marturano  
Printed Name

[Signature]  
Witness

Amanda Macomber  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA Palm Beach

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ( )  
online notarization this 10th day of July, 2023, by Mary A Waite

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓ FL DL  
Type of Identification  
Produced: FL DL



**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:*

PATSY NECKLES  
Witness

Neckles  
Printed Name

James Purnell  
Witness

James Purnell  
Printed Name

Claire Wilkins  
Claire Wilkins

~~STATE OF FLORIDA~~      State of New York  
~~COUNTY OF COLUMBIA~~      County of KINGS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( )  
online notarization this 6th day of July, 2023, by Claire Wilkins.

Jimmy Kong  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: NYS Drivers  
Type of Identification  
Produced: New York state drivers License

