

46

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
111 E. Howard St.
Live Oak, FL 32064

Inst: 202112003290 Date: 02/23/2021 Time: 4:57PM
Page 1 of 3 B: 1431 P: 104, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

1-40917

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 31 day of December, 2020, By Daniel Crapps and Janet Crapps, Individually and as Co-Trustees of the Daniel Crapps Agency, Inc. 401K Plan a/k/a the DCA 401-K Plan Trust under Trust Agreement dated 01/01/2002, hereinafter called the grantor, to Daniel Crapps Family LLC, a Florida Limited Liability Company whose address is: 2806 W US 90, Suite 101, 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 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 the Homestead of the Grantor, nor has it ever been the Homestead of same.

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:

Printed Name:

Witness:

Printed Name:

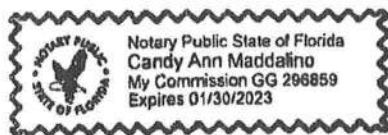
Daniel Crapps, Individually and as Co-Trustee of the Daniel Crapps Agency, Inc. 401K Plan a/k/a the DCA 401-K Plan Trust, under Trust Agreement dated 01/01/2002

Janet Crapps, Individually and as Co-Trustee of the Daniel Crapps Agency, Inc. 401K Plan a/k/a the DCA 401-K Plan Trust, under Trust Agreement dated 01/01/2002

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of December, 2020 by Daniel Crapps and Janet Crapps, Individually and as Co-Trustees of the Daniel Crapps Agency, Inc. 401K Plan a/k/a the DCA 401-K Plan Trust, under Trust Agreement dated 01/01/2002, personally known to me or, if not personally known to me, who produced _____ as identification.



(Notary Seal)

Candy Ann Maddalino
Notary Public

ATS# 1-40917

Exhibit "A"

Parcel 1

Lot 24, Emerald Cove, Phase 2, a subdivision according to the plat thereof recorded in Plat Book 8, Pages 68-69, public records, Columbia County, Florida.

AND

Parcel 2

Lot 15, "KIMBERLY OAKS", a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 198-199, of the Public Records of Columbia County, Florida.

AND

Parcel 3

Lot 1, Block 5, Three Rivers Estates Unit No. 23, according to the Plat thereof, recorded in Plat Book 4, Page 80, of the Public Records of Columbia County, Florida.

AND

Parcel 4

A part of the West 11.5 acres of the East 69 acres of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ as lies Southeast of State Road No. 247, also known as Parcel 6, being more particularly described as follows:

Begin at PRM #5 as called out on the plat of Saddle Ridge as per plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida, and run thence North 00°39'54" West along the East line of said Saddle Ridge, 743.27 feet; thence South 83°05'18" East, 378.59 feet; thence South 00°40'19" East, 691.26 feet to the North right-of-way line of State Road No. 242; thence South 89°00'52" West, along said right-of-way, 375.37 feet to the POINT OF BEGINNING.

All lying and being in Section 21, Township 4 South, Range 16 East, Columbia County, Florida.