

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20096

Inst: 202412008635 Date: 04/26/2024 Time: 10:01AM
Page 1 of 2 B: 1513 P: 691, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 1120.00

Warranty Deed

This Warranty Deed is executed this 24 day of April, 2024 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, whose address is 291 Southwest Main Boulevard, Lake City, FL 32055, hereinafter called the grantor, to JA Properties of Northwest FL LLC, a Florida Limited Liability Company, whose address is 17760 Beach Park Trail, Panama City Beach, FL 32413, 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 1, WINDSWEPT INDUSTRIAL SUBDIVISION UNIT 6, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 178 and 179, 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:

Lisa Hicks

Witness

Lisa Hicks

Printed Name

4515 Lowe Lake Rd
Wellborn FL 32094

Witness Postal Address

Kristi L Ditter

Witness

Kristi L. Ditter

Printed Name

226 SW Guthrie Ter
Lake City, FL 32024

Witness Postal Address

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 24 day of April, 2024, 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,

Vera Lisa Hicks

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____