

Prepared by and return to:

Robert I. Fein, Esq.
The Title Wave, Inc.
8879 Golden Mountain Circle
Boynton Beach, FL 33473

File Number: **22TW6865**
Will Call No.:

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Special Warranty Deed

This Special Warranty Deed made this 6th day of October, 2022 between **Daniel Crapps Agency, Inc., a Florida corporation** whose post office address is **291 NW Main Boulevard, Lake City, FL 32055**, grantor, and **Terps Acquisitions LC, LLC, a Florida limited liability company** whose post office address is **21088 Hamlin Drive, Boca Raton, FL 33433**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Commence at the Southeast corner of Section 35, Township 3 South, Range 16 East, Columbia County, Florida, and run S 87 degrees 44' 00" W along the South Line of said Section 35 a distance of 493.49 feet to a concrete monument; thence N 7 degrees 55' 46" E 665.14 feet to a concrete monument for the POINT OF BEGINNING; thence N 84 degrees 51' 35" W 150.00 feet to a concrete monument; thence N 7 degrees 55' 46" E 200.00 feet to a concrete monument on the Southerly right-of-way line of U.S. 90, State Road No. 10; thence S 84 degrees 51' 35" E along said Southerly right-of-way line 150.00 feet to a concrete monument; thence S 7 degrees 55' 46" W 200.00 feet to the POINT OF BEGINNING. Part of Lot 3, Lake Harris Farms.

Parcel Identification Number: 35-3S-16-02579-001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor covenants with the grantee that at the time of delivery of this deed with respect to the above described real property, grantor's interest is free from all liens and encumbrances except for the matters shown in Exhibit "A" attached hereto and made a part hereof, none of which shall be reimposed hereby.

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 claiming by, through or under grantors.

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:

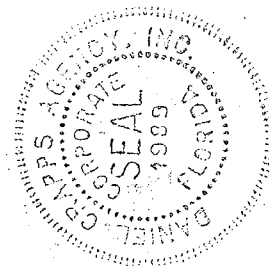
Vera Lisa Hicks
Witness Name: Vera Lisa Hicks

Daniel Crapps Agency, Inc., a Florida corporation

Kristi L Ditter
Witness Name: Kristi L Ditter

By: Daniel Crapps
Daniel Crapps, President

(Corporate Seal)



State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Oct, 2022 by Daniel Crapps, President of Daniel Crapps Agency, Inc., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Vera Lisa Hicks
Notary Public

Printed Name: Vera Lisa Hicks

My Commission Expires: 8/23/26

EXHIBIT "A"
to
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Any matters which would be disclosed by a current survey of the subject property.
3. Terms and provisions contained in that certain Agreement between Charles A. DeVane and Harvey D. DeVane and MCM Theatres, Ltd., Inc. dated March 17, 1976 and recorded in O.R. Book 361, at Page 479 of the Public Records of Columbia County, Florida.
4. Terms and provisions contained in that certain unrecorded Ground Lease between Daniel Crapps, as Lessor and Westfield Group, Ltd., as Lessee dated Sept. 9, 1998, as disclosed in that certain Notice of Lease recorded January 29, 2003 in O.R. Book 973, at Page 624, Public Records of Columbia County, Florida; said Lease was assigned by United Outdoor Media, LLC to Lamar Advertising Company or its affiliates on Nov. 7, 2011; and renewed by that certain Sign Location Lease between Daniel Crapps, as Lessor and The Lamar Companies, as Lessee dated Feb. 1, 2019; as modified by that certain Subordination Agreement to be recorded in the Public Records of Columbia County, Florida.