

After Recording Return to:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

This Instrument Prepared by:  
Teannah Silpa  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
16-4S-16-03026-115  
File No.: 1911494

## WARRANTY DEED

This Warranty Deed, Made the 19<sup>th</sup> day of January, 2023, by Daniel Crapps Family LLC, a Florida limited liability company, whose post office address is: 291 NW Main Blvd, Lake City, FL 32055, hereinafter called the "Grantor", to JoAnn T Lev, a married person and William A Fochi Sr., a married person, as tenancy in common, whose post office address is: 205 SW Bre Ln, Lake City, FL 32024, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)** 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**, to wit:

**Lot 15 in 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.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 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, 2022, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: *Vera Lisa Hicks* Daniel Crapps Family LLC, a Florida limited liability  
Printed Name: Vera Lisa Hicks company

Witness Signature: *Kristi L. Ditter* By: *Daniel Crapps*  
Printed Name: Kristi L. Ditter Daniel Crapps, Managing Member

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of Jan, 2023 by Daniel Crapps as Managing Member of Daniel Crapps Family LLC, a Florida limited liability company, who has produced PIC as identification.

*Vera Lisa Hicks* My Commission Expires: 8-23-26  
Notary Public Signature (SEAL)  
Printed Name: ~~Teannah Silpa~~ Vera Lisa Hicks  
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

