

Prepared by and return to:  
Law Office of Heather McInnis, PLLC  
P.O. Box 1290, Branford FL 32008

Inst: 202212012152 Date: 06/22/2022 Time: 10:46AM  
Page 1 of 1 B: 1469 P: 1317, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *HE*  
Deputy Clerk Doc Stamp-Deed: 0.70

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 15 day of June, 2022, by **ROSEANNA J. LEE**, presently unmarried, hereinafter called Grantor, to the Trustee of **THE RJL REVOCABLE LIVING TRUST**, dated June 15, 2022, as Trustee, in Trust, whose address is 173 NW Otter Court, Lake City, FL, 32055, hereinafter called the Grantee;

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors and assigns, lands situated in Columbia County, Florida, described as follows:

LOT 31, FAIRWAY VIEW SUBDIVISION, UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 27 AND 27A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining;

**SUBJECT TO** reservations, restrictions and easements of record; local building and zoning regulations; land use regulations; and road right of way.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said lands in fee simple; that the Grantor has good right and lawful authority to sell and convey said lands; that the Grantor hereby warrants the title to said lands and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, subject to the aforesaid exceptions.

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

Signed, sealed and delivered  
in the presence of:

Sign: *H M Innis*  
Print: Heather H. McInnis  
Witness

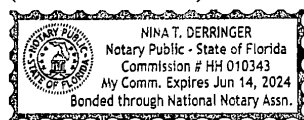
*Roseanna J. Lee*  
ROSEANNA J. LEE, Grantor

Sign: *Nina T. Derringer*  
Print: NINA T. DERRINGER  
Witness

STATE OF FLORIDA  
COUNTY OF Sumner

The foregoing instrument was acknowledged before me, in my personal physical presence and not by online notary, this 15th day of June, 2022, by **ROSEANNA J. LEE**, who presented FLDL as identification.

(NOTARIAL SEAL)



*Nina T. Derringer*  
Nina T. Derringer  
Notary Public - State of Florida