

**RECORDING REQUESTED BY/RETURN TO:**

FNC TITLE SERVICES  
1300 PICCARD DRIVE  
ROCKVILLE, MD 20850

**SEND TAX NOTICES TO:**

LINDA CONNER  
175 BRODERICK DRIVE  
LAKE CITY, FL 32025

**PREPARED BY:**

MELISSA SUE RENZA, ESQ.  
O/B/O BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

**WARRANTY DEED**

For good consideration in the amount of \$0.00, I (we) **LINDA CONNER, AS TRUSTEE OF THE LINDA CONNER REVOCABLE TRUST DATED JULY 16, 2007**, whose mailing address is 175 BRODERICK DRIVE, LAKE CITY FL 32025 hereby bargain, deed and convey to **LINDA CONNER, AS TRUSTEE OF THE LINDA CONNER REVOCABLE TRUST DATED JULY 16, 2007, AS AMENDED AND RESTATED FEBRUARY 12, 2010**, whose mailing address is 175 BRODERICK DRIVE, LAKE CITY, FL 32025, the following described land in COLUMBIA County, State of Florida, free and clear with WARRANTY COVENANTS; to wit:

**LOT 2 AND THE WEST 7 FEET OF LOT 1, CENTURY ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

APN: 18-4S-17-08467-003

PROPERTY ADDRESS: 175 BRODERICK DRIVE, LAKE CITY, FL 32025

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS the hands and seal of said Grantors this 26 day of May, 2022.

Linda Conner, Trustee  
LINDA CONNER, TRUSTEE

Matthew Jackson  
Printed Witness Name

[Signature]  
Witness Signature

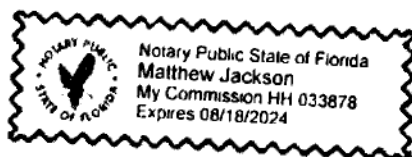
Alexandra Lopez  
Printed Witness Name

Alexandra Lopez  
Witness Signature

STATE OF FLORIDA  
COUNTY OF Columbia SS.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this 26 day of May 2022 by LINDA CONNER, TRUSTEE.  
(Seal)



[Signature]  
Notary Public  
Printed Name: Matthew Jackson  
My Commission Expires: HH 033878  
Commission # 06/18/2024

Personally Known: \_\_\_\_\_  
OR Produced Identification: X  
Type of Identification Produced: FL DL