

Parcel ID Number: 00-00-00-00557-000

This Instrument Prepared by and Return to:
Return To:

C. Randolph Coleman, Esq.
10161 Centurion Parkway North, Suite 310
Jacksonville, Florida 32256

Space Above This Line for Processing Data

Space Above This Line For Recording Data

WARRANTY DEED

THIS INDENTURE, made this 15th day of April, 2013, between Michael Alan Connolly, joined in by his wife, Della Connolly, (this is homestead property), of 962 SW Riverside Avenue, Fort White, Florida 32038, hereinafter "Grantor" and Michael Alan Connolly and Della Smith Connolly, Trustees of the Connolly Heritage Trust dated April 15, 2013, of 962 SW Riverside Avenue, Fort White, Florida 32038, hereinafter "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to it by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs, personal representatives and assigns, forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

LOTS 41, SECTION 1, OF 3 RIVERS ESTATES, A SUBDIVISION OF A PART OF LOTS 1 AND 4, SECTION 23, AND A PART OF LOT 3, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 3, PAGE 53 ON MAY 1, 1962, IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

SUBJECT TO: RESTRICTIONS RECORDED ON MAY 2, 1962 IN OFFICIAL RECORDS BOOK 129, PAGE 90, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. ONE-HALF (1/2) MINERALS RESERVED BY 3 RIVERS ESTATES, INC.

Parcel ID Number: 00-00-00-00557-000

There is hereby granted to the Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

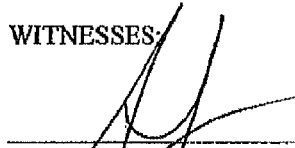
- A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.
- B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.
- C. To enter into a lease for any purposes as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable
- D. To borrow money from any lender as necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.
- E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.
- F. To exercise all of the powers and discretions granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.
- G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby.
- H. The Grantor, shall have the right to possess, use, and reside upon the property as a permanent residence, it being the intent of this provision to grant to the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Section 196.041 of the Florida Statutes, such that said beneficial interest and possessory right constitute in all respects "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida.

It is the intention of the Grantor to vest title to the property in Grantee pursuant to the terms of Section 689.071 of the Florida Statutes.

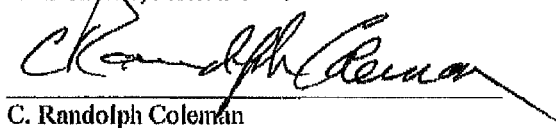
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by the
Grantor named herein, the day and year first above written.

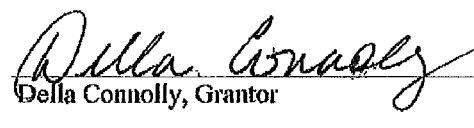
Signed, sealed and delivered in the presence of:

WITNESSES:


Angela Johnson
10161 Centurion Parkway North, Ste. 310
Jacksonville, Florida 32256


Michael Alan Connolly, Grantor


C. Randolph Coleman
10161 Centurion Parkway North, Ste. 310
Jacksonville, Florida 32256


Della Connolly, Grantor

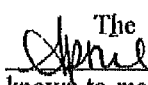
STATE OF FLORIDA

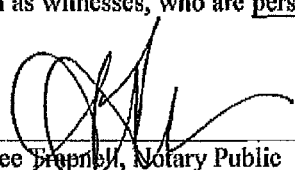
)

)SS

COUNTY OF DUVAL

)

 The foregoing Warranty Deed was acknowledged before me this 15th day of April, 2013, by Michael Alan Connolly and Della Connolly, who are personally known to me, and Angela Johnson and C. Randolph Coleman as witnesses, who are personally known to me and who did not take an oath.


Ashlee Brannell, Notary Public

My commission expires: September 6, 2015

THIS DEED WAS PREPARED BY C. RANDOLPH COLEMAN, ATTORNEY AT LAW PURSUANT TO THE REQUEST OF THE GRANTOR(S). TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED BY ME AND NO REPRESENTATION EITHER EXPRESS OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.