

SP \$ 30,000.00  
PS \$ 210.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055

File No. 24-01021

Parcel No.: 00775-001

Inst: 202412001924 Date: 01/29/2024 Time: 4:29PM  
Page 1 of 1 B: 1507 P: 187, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *ne*  
Deputy Clerk Doc Stamp-Deed: 210.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 29<sup>th</sup> day of January, 2024, by ART APPRAISAL & ACQUISITION, INC., A FLORIDA DISSOLVED CORPORATION, WINDING UP BUSINESS AFFAIRS, hereinafter called the Grantor, to ZACHARY SPRADLEY, whose post office address is 8144 S HIGHWAY 441, LAKE CITY, FL 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 33, THREE RIVERS ESTATES UNIT NO. 10, according to the Plat thereof recorded in Plat Book 6, Page 10, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Lindsay Lord*  
Witness Signature  
Printed Name: Lindsay Lord

*Peter J. Lord*  
Witness Signature  
Printed Name: PETER J. LORD

ART APPRAISAL & ACQUISITION, INC., A FLORIDA  
DISSOLVED CORPORATION  
WINDING UP BUSINESS AFFAIRS

By: *Meredith Lord* L.S.  
Name: MEREDITH LORD  
Title: PRESIDENT

757 West Duval St  
Lake City, FL 32055  
Address (Principal Place of Business):  
2629 IRQUOIS AVENUE, JACKSONVILLE, FL 32210

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of January, 2024, by MEREDITH LORD, PRESIDENT of ART APPRAISAL & ACQUISITION, INC., A FLORIDA DISSOLVED CORPORATION, on behalf of the corporation. She is personally known to me or has produced FL DL as identification.

*Gabriel Estevez*  
Signature of Notary  
Printed Name: Gabriel Estevez  
My commission expires: 06/04/26

