

Prepared by:  
Robert A. Sandow  
BOUDREAU LAW FIRM, PLLC  
202 W DUVAL ST  
LAKE CITY, FL 32055-3984

Return to:  
Rosanne Sparks  
466 SW Rosemary Drive  
Lake City, Florida 32024

Inst: 202412001137 Date: 01/17/2024 Time: 1:40PM  
Page 1 of 2 B: 1506 P: 1191, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *VC*  
Deputy ClerkDoc Stamp-Deed: 0.70

### SPECIAL WARRANTY DEED

This Special Warranty Deed made this 1<sup>st</sup> day of November, 2023, by Sparks Construction & Design Inc., a Florida Corporation whose address is 426 Commerce Drive Suite 130-J, Lake City, Florida 32025 as Grantor, to ROSANNE SPARKS, of 466 SW Rosemary Drive, Lake City, Florida 32024, as Grantee.

**WHEREAS**, Grantor desires to convey its entire interest in the property described in this instrument.

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, grants and conveys to Rosanne Sparks its entire interest in that real property located in COLUMBIA County, Florida, and more particularly described as follows:

Block 112, in Section 33, Township 6 South, Range 16 East, Town of Fort White, Florida, according to the Plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Columbia County, Florida. LESS therefrom any portion of the road right-of-way.

Subject to taxes for 2023.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

This deed is granted pursuant to the Final Judgment of the parties and dissolution of marriage proceedings. No title search has been conducted.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the

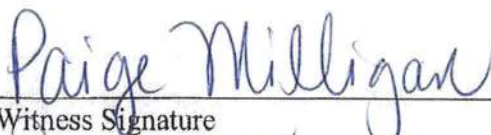
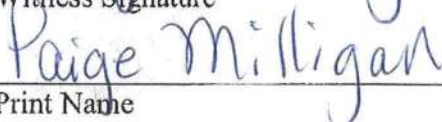
lawful claims and demands of all persons claiming by, through or under it, but against none other.

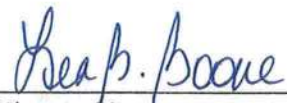
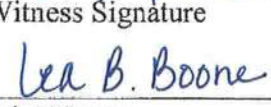
**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed on the day and year first written above.

**SPARKS CONSTRUCTION & DESIGN**

  
\_\_\_\_\_  
President, JOSHUA D. SPARKS

**WITNESSES:**


  
\_\_\_\_\_  
Witness Signature  
  
\_\_\_\_\_  
Print Name  
310 SE Hernando Ave.  
Lake City, FL 32025

  
\_\_\_\_\_  
Witness Signature  
  
\_\_\_\_\_  
Print Name  
310 SE Hernando Ave.  
Lake City, FL 32025

STATE OF FLORIDA )

COUNTY OF COLUMBIA )

The foregoing instrument was acknowledged before me, this 1<sup>st</sup> day of November, 2023, by **SPARKS CONSTRUCTION & DESIGN**, through its President, JOSHUA D. SPARKS, who is personally known to me or who has produced a Florida driver's license as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC

[Print or stamp on this line the name of notary or deputy clerk]  
