

PREPARED BY & RETURN TO:

Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
File No. 7-20774 MD  
Permit Number: \_\_\_\_\_

Inst: 202512025288 Date: 11/04/2025 Time: 8:39AM  
Page 1 of 3 B: 1553 P: 874, James M Swisher Jr. Clerk of Court  
Columbia, County, By: VCA  
Deputy Clerk

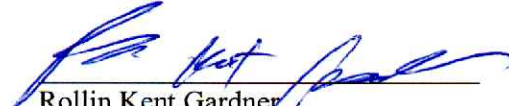
## NOTICE OF COMMENCEMENT

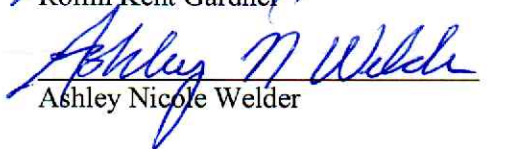
State of Florida  
County of Columbia

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. **DESCRIPTION OF PROPERTY:** Northwest Natalie Way, Lake City, FL 32055  
Tax Folio No.: R1890-107  
  
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Construction of single-family dwelling
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
  - (a) Name and address: Rollin Kent Gardner and Ashley Nicole Welder  
219 NW Natalie way, Lake City, FL 32055
  - (b) Interest in property: Fee Simple
  - (c) Name and address of fee simple titleholder (if different from Owner listed above): n/a
4. (a) **CONTRACTOR'S NAME:** Edgley Construction of North Florida, Inc.  
Contractor's address: 320 SW Elk Hunter Glen, Fort White, FL 32038
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6. (a) **LENDER'S NAME:** Florida Credit Union  
Lender's address: PO Box 5158, Gainesville, FL 32627  
(b) Lender's phone number: (800) 284-1144
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
  - (a) Name and address: n/a
  - (b) Phone numbers of designated persons: n/a
8. (a) In addition to himself or herself, Owner designates Abstract and Title Services, Inc.  
of 283 Northwest Cole Terrace, Suite B, Lake City, FL 32055 to receive a copy of the  
Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
(b) Phone number of person or entity designated by owner: \_\_\_\_\_
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): n/a

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

  
Rollin Kent Gardner

  
Ashley Nicole Welder

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of November, 2025, by Rollin Kent Gardner and Ashley Nicole Welder,  who is/are personally known to me or  who has/have produced DL as identification.

  
Signature of Notary Public


\_\_\_\_\_  
Print, Type/Stamp Name of Notary

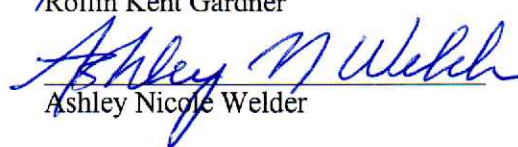


**MADDY M. VAN HOFWEGEN**  
Notary Public  
State of Florida  
Comm# HH520394  
Expires 1/5/2026

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

  
Rollin Kent Gardner

  
Ashley Nicole Welder

## EXHIBIT "A"

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

Lot 7, Woods at Falling Creek, according to the map or plat thereof, as recorded in Planned Rural Residential Development Book 1, Page(s) 18-21, of the Public Records of Columbia County, Florida.