

PREPARED BY & RETURN TO:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
File No. 7-20171
Permit Number: _____

Inst: 202412011144 Date: 05/29/2024 Time: 3:01PM
Page 1 of 3 B: 1515 P: 1280, James M Swisher Jr, Clerk of Court
Columbia County, By: VC *MS*
Deputy Clerk

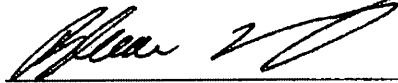
NOTICE OF COMMENCEMENT

State of Florida
County of Columbia

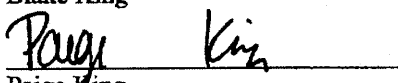
The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. **DESCRIPTION OF PROPERTY:** 386 Southwest Wildwood Court, Lake City, FL 32024
Tax Folio No.: 19-5S-17-09290-007
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: Blake King and Paige King
384 Southwest Wildwood Court, Lake City, FL 32024
 - (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:** Hudson Homes & Properties, LLC, Charles W. Hudson, Jr.
Contractor's address: 3890 NW 57th Court, Chiefland, FL 32626
(b) Phone number: (352) 221-5104
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6. (a) **LENDER'S NAME:** Seacoast National Bank
Lender's address: 815 South Colorado Avenue, Ste. 215, Stuart, FL 34994
(b) Lender's phone number:
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 Michael Harrell of Abstract and Title Services, Inc. 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: 386-752-0946
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):

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.



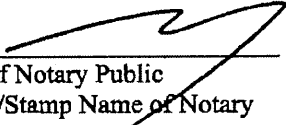
Blake King



Paige King

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of May, 2024, by Blake King and Paige King.


Signature of Notary Public
Print, Type/Stamp Name of Notary

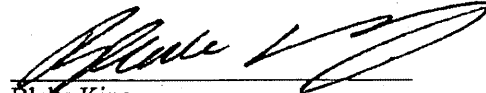


MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

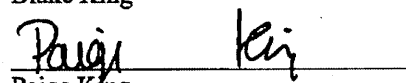
Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: nl

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.



Blake King



Paige King

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:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519) AND THE POINT OF BEGINNING; THENCE S 0°29'45" E, ALONG SAID WEST LINE, A DISTANCE OF 332.34 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°28'21" E, A DISTANCE OF 748.93 FEET TO A CONCRETE MONUMENT (PLS 1519) ON THE WEST RIGHT OF WAY LINE OF SW WILDWOOD COURT (A 60 FOOT RIGHT OF WAY); THENCE N 10°32'12" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 337.58 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE DEPARTING SAID RIGHT OF WAY LINE, S 89°27'49" W, A DISTANCE OF 292.31 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE N 0°32'11" W, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 223.53 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A THIRTY FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°27'49" E, A DISTANCE OF 223.53 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE CONTINUE N 89°27'49" E, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 141.04 FEET TO THE POINT OF BEGINNING; THENCE S 64°25'51" E, A DISTANCE OF 58.02 FEET; THENCE S 88°48'38" E, A DISTANCE OF 153.50 FEET; THENCE N 79°27'48" E, A DISTANCE OF 115.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW WILDWOOD COURT (A 60 FOOT RIGHT OF WAY); THENCE S 10°32'12" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S 79°27'48" W, A DISTANCE OF 118.27 FEET; THENCE N 88°48'38" W, A DISTANCE OF 163.06 FEET; THENCE N 64°25'51" W, A DISTANCE OF 49.80 FEET; THENCE N 0°32'11" W, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING.