

This Instrument Prepared By:
Mary Sandage
First Federal Bank
9700 Touchton Rd Suite 101
Jacksonville, FL 32246

Loan Number 5555003249

After Recording Return To:
FIRST FEDERAL BANK, ATTN: POST CLOSING
3010 Royal Blvd South Ste 230
Alpharetta, GA 30022

Inst: 202612018364 Date: 08/24/2026 Time: 2:16PM
Page 1 of 4 B: 1575 P: 1788, James M Swisher Jr, Clerk of Court
Columbia, County, By: AK
Deputy Clerk

_____(Space Above This Line For Recording Data)_____

Permit No: _____

Tax Folio No: 08-1S-17-04508-003

NOTICE OF COMMENCEMENT

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: TBD N US Highway 441, White Springs, FL 32096
2. General description of improvement: Construction of Residential Single-Family Home
3. Owner information or Lessee information if the Lessee contracted for the Improvement:

a. Name and Address Katie Sessions
 Dylan Sessions
 871 NE Cemetery Loop
 Lake City, FL 32055

b. Interest in property: FeeSimple

c. Name and address of fee simple title holder (if other than Owner): _____



4. Contractor

a. Name and address Trent Giebeig Construction, Inc.
697 SE Holly Terrace, Lake City FL 32025

b. Contractors Phone Number: 386-397-0545

5. Surety (if applicable, a copy of the payment bond is attached):

a. Name and Address:

b. Phone Number: _____

c. Amount of bond: _____

6. Lender

a. First Federal Bank
9700 Touchton Road Suite 101
Jacksonville, FL 32246

b. Lenders phone number: (877) 499-0572

7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided by Section 713.13 (I) (a) 7, Florida Statutes:

a. Name and address: _____

b. Phone Numbers of designated persons: _____

8. In addition to himself, Owner designates

a. First Federal Bank of 9700 Touchton Road Suite 101 Jacksonville, FL 32246 to receive a copy of the Lienor's Notice as provided in Section 713.13 (I) (b), Florida Statutes.

b. Phone number of person or entity designated by owner: (877) 499-0572

9. Expiration date of notice of commencement (the expiration date is 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 1, 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.

Katie Sessions 8/21/26
Katie Sessions Date

Dylan Sessions 8/21/26
Dylan Sessions Date

State of Florida

County of Columbia

Sworn to (or affirmed) and subscribed before me by means of:

Physical Presence

OR

· Online Notarization,

This 21 day of August, 2026, by
Date Month Year

Katie Sessions

Dylan Sessions

Name of Person Making Statement



MADISON VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH753871
Expires 1/8/2030

[Signature]
Signature of Notary Public – State of Florida

Name of Notary Typed, Printed, or Stamped

(Place Notary Seal Stamp Above)

· Personally Known

· Produced Identification

Type of Identification Produced: DL



EXHIBIT "A"

The West one-half ($W \frac{1}{2}$) of the Southwest One-Quarter (SW $\frac{1}{4}$) of the Northeast One-Quarter (NE $\frac{1}{4}$) of Section 8, Township 1 South, Range 17 East, of the public records of Columbia County, Florida. SUBJECT TO AND TOGETHER WITH an ingress and egress Easement along the South 40.00 feet of the Southeast One-Quarter (SE $\frac{1}{4}$) of the Northwest One-Quarter (NW $\frac{1}{4}$) of said Section 8, Section 8, East of the Easterly right-of-way line of US Highway #441 and the South 40.00 feet of the West One-Half ($W \frac{1}{2}$) of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 8; AND SUBJECT TO that certain perpetual, non-exclusive easement for ingress, egress and utilities, as recorded in Official Records Book 1411, Page 2294, of the public records of Columbia County, Florida.