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JEN:dac
5/12/97

SK 0839 PG 1262

97-06761

FILED AND RECORDED IN THE
RECORDS OF THE COUNTY OF COLUMBIA

1997 MAY 15 PM 2:42

OFFICIAL RECORDS

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY [Signature]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made the 14th day of May, 1997, by JOE H. ANDERSON, JR., also known as JOE HENRY ANDERSON, JR., individually and as Trustee of the Joe Henry Anderson, Jr. Revocable Living Trust, P. O. Box 38, Old Town, Florida 32680, hereinafter called the Grantor, to ANDERSON COLUMBIA CO., INC., a Florida corporation, FEIN [REDACTED], P. O. Box 1829, Lake City, Florida 32056-1829, hereinafter called the Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, all that certain land situate in Columbia County, Florida, described in Schedule A attached hereto and by this reference made a part hereof, SUBJECT TO taxes and special assessments for 1997 and subsequent years, restrictions and easements of record, and easements shown by the plat of said property, and which said property does not constitute the homestead of Grantor.

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

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

AND the Grantor hereby covenants with said 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; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sign [Signature]
Print Richard C. Gooding

Sign [Signature]
Print Samson R. Fife

[Signature] (SEAL)
JOE H. ANDERSON, JR., also known
as JOE HENRY ANDERSON, JR.,
individually and as Trustee of
the Joe Henry Anderson, Jr.
Revocable Living Trust

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14 day of May, 1997, by JOE H. ANDERSON, JR., also known as JOE HENRY ANDERSON, JR., individually and as Trustee of the Joe Henry Anderson, Jr. Revocable Living Trust, who is personally known to me.

Documentary Stamp
Intangible Tax
P. DeWitt Cason
Clerk of Court
By [Signature] D.C.

NOTARY PUBLIC
Sign [Signature]
Print Richard C. Gooding
State of Florida, Notary Public (Seal)
My Commission Expires 05/15/98
Commission No. CC609383

This Instrument Prepared By:
JOHN E. NORRIS
NORRIS, ROBERLEIN & ANDERSON, P.A.
P. O. Box 2149
Lake City, Florida 32056-2149

SCHEDULE A

Columbia County, Florida EK 0839 PG 1263

TOWNSHIP 3 SOUTH, RANGE 17 EAST OFFICIAL RECORDS

Section 19: Commence at the Northwest Corner of NW 1/4 of SE 1/4 of said Section and run South 1°31' East along the West line of said NW 1/4 of SE 1/4, 563.60 feet to a point on the Easterly right-of-way line of G. S. & F. Railroad; thence South 31°23' East along said right-of-way line, 56.0 feet; thence North 58°37' East along the North line of Home Gas Company land (now Sawyer Gas Company), 196.52 feet for a POINT OF BEGINNING; thence continue North 58°37' East along said North line of Home Gas Company (now Sawyer Gas Company), 103.48 feet; thence South 31°23' East along the East line of said Home Gas Company (now Sawyer Gas Company), 200.0 feet to the Northerly right-of-way line of Guerdon Road; thence North 58°37' East along said right-of-way line, 206.0 feet; thence North 31°23' West, parallel to said Easterly right-of-way line of G. S. & F. Railroad, 600.0 feet; thence South 58°37' West parallel to said Northerly right-of-way line of Guerdon Road, 309.48 feet; thence South 31°23' East parallel to said Easterly right-of-way line, 400.0 feet to the POINT OF BEGINNING. Said lands lying in the NW 1/4 of SE 1/4, Section 19, Township 3 South, Range 17 East, Columbia County, Florida, and containing 3.79 acres, more or less.

ALSO

TOWNSHIP 3 SOUTH, RANGE 17 EAST

Section 19: Commence at the Northwest Corner of NW 1/4 of SE 1/4 of said Section and run South 1°31' East, along the West line of the NW 1/4 of said SE 1/4, a distance of 563.60 feet to a point on the Easterly right-of-way line of G. S. & F. Railroad; thence South 31°23' East, along said right-of-way line, 56.00 feet; thence North 58°37' East, along the North line of Home Gas Company land (now Sawyer Gas Company), 196.52 feet; thence North 31°23'00" West, along the West line of lands described in O.R. Book 515, Page 619, of the public records of Columbia County, Florida, 180.00 feet for a POINT OF BEGINNING; thence South 58°37'00" West, 70.00 feet; thence North 31°23'00" West, 220.00 feet; thence North 58°37'00" East, 70.00 feet to the Northwest Corner of said lands described in O.R. Book 515, Page 619; thence South 31°23'00" East, along the West line thereof, 220.00 feet to the POINT OF BEGINNING. Containing 0.35 acres, more or less.

Parcel Nos. 19-3S-17-05123-000 and 19-3S-██████████

Is a legal description
provided by Generator and
without a title search.



COLUMBIA COUNTY BUILDING DEPARTMENT

135 NE Hernando Ave., Suite B-21

Lake City, FL 32055

Office: 386-758-1008 Fax: 386-758-2160

OWNER BUILDER DISCLOSURE STATEMENT

Florida Statutes Chapter 489.103:

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 850-487-1395 or <http://www.myfloridalicense.com/> for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

1340 Cr 25A North

(Write in the address of jobsite property)

12. I agree to notify Columbia County Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure. Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Florida Statutes Chapter 489.503:

State law requires electrical contracting to be done by licensed electrical contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own electrical contractor even though you do not have a license. You may install electrical wiring for a farm outbuilding or a single-family or duplex residence. You may install electrical wiring in a commercial building the aggregate construction costs of which are under \$75,000. The home or building must be for your own use and occupancy. It may not be built for sale or lease, unless you are completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If you sell or lease more than one building you have wired yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your electrical contractor. Your construction shall be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

An owner of property completing the requirements of a building permit, where the contractor listed on the permit substantially completed the project as determined by the local permitting agency, for a one-family or two family residence, townhome, accessory structure of a one-family or two-family residence or townhome or individual residential condominium unit or cooperative unit. Prior to the owner qualifying for the exemption, the owner must receive approval from the local permitting agency, and the local permitting agency must determine that the contractor substantially completed the project. An owner who qualifies for the exemption under this paragraph is not required to occupy the dwelling or unit for at least 1 year after the completion of the project.

Before a building permit shall be issued, this notarized disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit.

TYPE OF CONSTRUCTION

☐ Single Family Dwelling ☐ Two-Family Residence ☐ Farm Outbuilding

☐ Addition, Alteration, Modification or other Improvement ☐ Electrical

☒ Other Storage Shed

☐ Contractor substantially completed project, of a _____

☐ Commercial, Cost of Construction _____ for construction of _____

I Shawn Ferrero, have been advised of the above disclosure
(Print Property Owners Name)

statement for exemption from contractor licensing as an owner/builder. I agree to comply with all requirements provided for in Florida Statutes allowing this exception for the construction permitted by Columbia County Building Permit.

Signature: [Signature] Date: 5/8/23
(Signature of property owner)

NOTARY OF OWNER BUILDER SIGNATURE

The above signer is personally known to me or produced identification FL DL

Notary Signature Emaleigh Williams Date 5/8/23 (Seal)

