

PREPARED BY & RETURN TO:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055

Inst: 202112009856 Date: 05/17/2021 Time: 8:25AM
Page 1 of 3 B: 1437 P: 2004, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

File No. ATT 4-10553
Permit Number: _____

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:** 970 Southwest Mandiba Drive, Lake City, FL 32024
Tax Folio No.: 18-5S-17-09280-170
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 INFORMTATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
 - (a) Name and address: Bryan Zecher Homes
 - (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:** Bryan Zecher Homes, Inc.
Contractor's address: 465 NW Orange Street, Lake City, FL 32055
(b) Phone number: _____
5. **SURETY (if applicable, a copy of the payment bond is attached):**
 - (a) Name and Address: n/a
 - (b) Phone number: _____
 - (c) Amount of bond: \$ _____
6. **(a) LENDER'S NAME:** First Federal Bank
Lender's address: 2571 West US Highway 90, Lake City, FL 32055
(b) Lender's phone number: (386) 755-0600
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: First Federal Bank
2571 West US Highway 90, Lake City, FL 32055
 - (b) Phone numbers of designated persons: _____

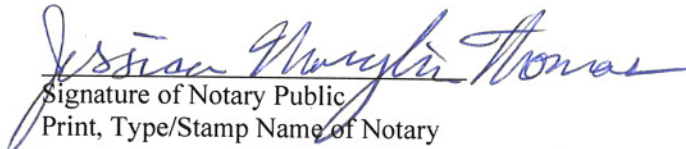
8. (a) In addition to himself or herself, Owner designates First Federal Bank of 2571 West US Highway 90,
Lake City, FL 32055 to receive a copy of the
Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
(b) Phone number of person or entity designated by owner: _____
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a
different date is specified): May 13, 2022

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.


Karyn D. Elliot

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
13th day of May, 2021 by Karyn D. Elliot, who produced DL as Identification.


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



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

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.



Karyn D. Elliot

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 70, Oaks of Lake City, Phase 2, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 40 through 44, of the Public Records of Columbia County, Florida.