

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
NORTH CENTRAL FLORIDA TITLE LLC
343 NW COLE TERRACE
SUITE 101
LAKE CITY FL 32055

Parcel ID # 00302-001
Permit No.

Doc. 201412003761 Date: 3/18/2014 Time: 3:01 PM
P. DeWitt Cason Columbia County Page 1 of 2 B 1.71 P 658

----- SPACE ABOVE THIS LINE FOR PROFESSIONAL DATA ----- SPACE ABOVE THIS LINE FOR RECORDING DATA -----

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. This Notice shall be void and of no force and effect if construction is not commenced within ninety (90) days after recordation.

1 Description of property (Legal description of property, and street address if available)

839 SW SEMINOLE TERRACE, LAKE CITY, FLORIDA 32024
COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY FLORIDA AND RUN N 01°37'42" E ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 2411.56 FEET, THENCE EAST 34.76 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SW SEMINOLE TERRACE, THENCE CONTINUE EAST 291.69 FEET TO THE POINT OF BEGINNING, THENCE NORTH 69.34 FEET THENCE EAST 208.71 FEET, THENCE SOUTH 208.71 FEET, THENCE WEST 208.71 FEET, THENCE NORTH 139.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT 20 FEET IN WIDTH FOR INGRESS & EGRESS LYING 20.00 FEET NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY FLORIDA AND RUN N 01°37'42" E ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 2411.56 FEET, THENCE EAST 34.76 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SW SEMINOLE TERRACE AND THE POINT OF BEGINNING, THENCE CONTINUE EAST 291.69 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED LINE AND EASEMENT.

2 General description of improvement CONSTRUCTION OF A SINGLE FAMILY DWELLING

3 Owner information.

- a. Name and address
MALLIE M. FARNELL and PHYLLIS FARNELL
296 SE OLUSTEE AVE, LAKE CITY, FL 32025
- b. Interest in property Fee Simple
- c. Name and Address of Fee Simple Titleholder (if other than owner)

4 Contractor (Name and Address)

BRYAN ZECHER CONSTRUCTION, INC
465 NW ORANGE STREET, LAKE CITY, FLORIDA 32055
Telephone Number 386-752-8653

5 Surety (if any):

- a. Name and Address
Telephone Number
- b. Amount of Bond \$

6 Lender (Name and Address)

FIRST FEDERAL BANK OF FLORIDA
4705 WEST U.S. HWY 90, LAKE CITY, FL 32055
Telephone Number 755-0600

7 Persons within the State of Florida designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes (Name and Address)
N/A

8 In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b) Florida Statutes: (Name and Address)

FIRST FEDERAL BANK OF FLORIDA
4705 WEST U.S. HWY 90, LAKE CITY, FL 32055
Telephone Number 755-0600

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 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.

Signature of Owner(s) or Owner's Authorized Officer/Director/Partner/Manager

Mallie M Farnell (S-F-A-I)
MALLIE M FARNELL

Phyllis Farnell (S-F-A-I)
PHYLLIS FARNELL

The foregoing instrument was acknowledged before me this 7th day of March, 2014, by MALLIE M FARNELL and PHYLLIS FARNELL, who are personally known to me or who have produced

Brenda Styons
Notary Public
My Commission Expires 2/6/16



as identification

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

Brenda Styons
Signature of Notary Public Signing Above