

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

04-6S-17-09599-001 (44099)

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT**.

1. Description of property (legal description): See attached EXHIBIT A
a) Street (job) Address: 1603 SW Howell Street, Lake City, FL 32024
2. General description of improvements: _____
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Jenna Lee Payne and Mary Kropp Payne
b) Name and address of fee simple titleholder (if other than owner): 3705 SW 27th Street, Apt 625, Gainesville, FL 32608
c) Interest in property: 100%
4. Contractor Information
a) Name and address: Schafer Construction of Gainesville 7104 NW 42nd Ln, Gainesville, FL 32606
b) Telephone No.: (352)214-9888
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: _____
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: American Financial Network, Inc., 10 Pointe Drive, Suite 330, Brea, CA 92821
b) Phone No.: (714)831-4000
7. Person 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: Jenna Lee Payne and Mary Kropp Payne, 3705 SW 27th St, Apt. 625, Gainesville, FL 32608
b) Telephone No.: ~~(352) 685-3222~~ (386) 365-3429
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: Mary Kropp Payne OF Gainesville, FL
b) Telephone No.: (386) 365-3429
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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

Alachua

10. _____

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager



Jenna Lee Payne, Owner

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,

this 8th day of July, 2022, by: Jenna Lee Payne as Owner
(Name of Person) (Type of Authority)

for Jenna Lee Payne who is personally known ☐ OR produced identification ☒
(name of party on behalf of whom instrument was executed)

Type ID Driver's License

Notary Signature Shane Williams (Notary Stamp or Seal)

Legal Description

Begin at the SE corner of the West 1/2 of the NW 1/4, Section 4, Township 6 South, Range 17 East, Columbia County, Florida and run thence N. 01 Degrees 02 Minutes 23 Seconds West, along the East line of the West 1/2 of the NW 1/4 a distance of 1118.47 feet; Thence S. 87 Degrees, 56 Minutes, 22 Seconds W., 466.98 feet; Thence South 01 Degrees 02 Minutes, 23 Seconds E., 1121.40 feet to the South line of be West 1/2 of the NW 1/4 of said Section 4; Thence N. 87 Degrees, 34 Minutes 48 Seconds E., along said South Line of the West 1/2 of the NW 1/ 4, Section 4, a distance of 467.04 feet to the point of beginning.

Containing 12.00 Acres, more or less.

Subject to an existing 30 foot Ingress, Egress, and Utility Easement over and across the East 30 feet thereof.

Also subject to an Easement for Ingress, Egress and Utilities being more particularly described as follows:

A parcel of land lying and being in the Northwest 1/4 of Section 4, Township 6 South, Range 17 East, Columbia County, Florida, with said parcel of land being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 4, Township 6 South, Range 17 East, Columbia County, Florida, and run thence along the South line thereof, North 87°34'23" East, a distance of 854.25 feet to the Southwest corner of that certain parcel of land as described in official records Book 1457, Page 1645 of the Public Records of Columbia County Florida, said Southwest corner also being the point of beginning the herein described Parcel; Thence departing said South Line, North 01° 01' 45" West, along the West line of that certain parcel of land as described in Official Records Book 1457, Page 1645, a distance of 30.01 feet; Thence departing said West line, North 87°35'35" East, a distance of 467.14 feet to a Point of Intersection with the East line of that certain Parcel of Land as described in Official Records Book 1457, Page 1645 and the East line of the West 1/2 of the Northwest 1/4 of said Section 4; Thence South 01°02'45" East, along said East line, a distance of 30.01 feet to a Point of Intersection with the aforesaid South Line of the Northwest 1/4 of Section 4; Thence departing said East line, South 87°35'35" West, along said South Line, a distance of 467.15 feet to the Point of Beginning.

Containing 0.322 acres of Land, more or less.

BEING the same which Paula Polhill Payne and Jerri D. Payne, her husband by Deed dated April 6, 2022 and recorded April 13, 2022 in the County of Columbia, State of Florida in (book) 1464 (page) 425 conveyed unto Jenna Lee Payne (Daughter of the Grantors).

For Informational Purposes Only:

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