

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

32-65-16-04016-002

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
a) Street (job) Address: xxx Southwest Wilson Springs Road, Ft. White, 32038
2. General description of improvements: Construct a Single Family Residential House
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: John David Nicewonger and Melanie Perez Nicewonger
b) Name and address of fee simple titleholder (if other than owner): 4830 NW 43rd St E-72, Gainesville, FL 32606
c) Interest in property Fee Simple
4. Contractor Information
a) Name and address: Amira Custom Homes, Inc. 14901 Main St, Alachua, FL 32615
b) Telephone No.: 352-870-9068
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: Ameris Bank 4520 NW 6th Pl, Gainesville, FL 32607
b) Phone No. 352-264-7194
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:
b) Telephone No.:
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: OF
b) Telephone No.:
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

10. Melanie Nicewonger
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

John David Nicewonger and Melanie Perez Nicewonger

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 26th day of August, 2020, by:
John David Nicewonger and/ Melanie Perez Nicewonger
(Name of Person) as (Type of Authority) for (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification ☒ Type Valid FI DL

Notary Signature

Notary Stamp or Seal

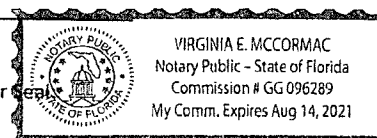


Exhibit A

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 16 EAST; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N02° 20' 17"W ALONG THE WEST LINE THEREOF FOR 22.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILSON SPRINGS ROAD; THENCE CONTINUE N02° 20' 17"W ALONG SAID WEST LINE FOR 736.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N02° 20' 17"W ALONG SAID WEST LINE FOR 599.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N87° 25' 21"E ALONG THE NORTH LINE THEREOF FOR 766.11 FEET; THENCE S05° 29' 13"E FOR 269.74 FEET; THENCE S03° 34' 10"E FOR 289.85 FEET; THENCE S87° 25' 21"W FOR 787.16 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 10.000 ACRES, MORE OR LESS.

TOGETHER WITH a NON-EXCLUSIVE EASEMENT FOR INGRESS and EGRESS OVER THE EAST 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 16 EAST; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N02° 20' 17"W ALONG THE WEST LINE THEREOF FOR 22.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILSON SPRINGS ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N02° 20' 17"W ALONG SAID WEST LINE FOR 736.02 FEET; THENCE N87° 25' 21"E FOR 787.16 FEET; THENCE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N87° 25' 21"E ALONG THE NORTH LINE THEREOF FOR 766.11 FEET; THENCE S05° 29' 13"E FOR 269.74 FEET; THENCE S03° 34' 10"E FOR 289.85 FEET; THENCE S87° 25' 21"W FOR 787.16 FEET; THENCE S03° 34' 10"E FOR 237.62 FEET; THENCE S03° 43' 07"E FOR 506.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 898.44 FEET, A CENTRAL ANGLE OF 7° 12' 31", A CHORD BEARING OF N88° 53' 18"W AND A CHORD DISTANCE OF 112.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 113.04 FEET; THENCE S87° 30' 26"W ALONG THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD FOR 691.71 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 13.458 ACRES, MORE OR LESS.

Parcel Identification Number: 32-6S-16-04016-002