

This Document Prepared By:

**Name: Angie Osborne**

**Title: Closer**

**First Federal Bank**

**4705 US Hwy 90 West**

**Lake City, FL 32055**

Inst: 202212007947 Date: 04/25/2022 Time: 8:36AM

Page 1 of 3 B: 1464 P: 2724, James M Swisher Jr, Clerk of Court

Columbia, County, By: VC *WCB*

Deputy Clerk

## 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: **See Exhibit A**
2. General Description of Improvement: **Construction of Residential Single Family Home**
3. Owner Information:  
Name and Address: **Anthony S Truntz  
206 SE 10th Street, Dania Beach, FL 33004**  
Interest in property: **[ X ] Fee Simple**  
Name and address of fee simple title holder (if other than Owner): **[     ]**
4. Contractor (name and address): **Bryan Zecher Construction DBA Bryan Zecher Homes,  
Inc.  
465 NW Orange St, Lake City, FL 32055**
5. Surety:
6. Lender **First Federal Bank  
4705 US Hwy 90 West  
Lake City, FL 32055  
(877) 499-0572**
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: **[     ]**
8. In addition to himself, Owner designates **First Federal Bank**, 4705 West Hwy 90/P.O. Box 2029, Lake City Florida 32056 to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statues.
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 1, 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 OF RECORDING YOUR NOTICE OF COMMENCEMENT.**



 (Seal)  
Borrower - **Anthony S Truntz**

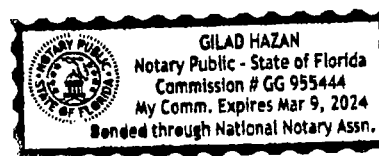
State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 19<sup>th</sup> day of April, 2022,  
by ANTHONY S TRUNTZ

  
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)



Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

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.

 04/19/2022  
Borrower - **Anthony S Truntz** Date



4-11306

EXHIBIT "A"

LOT 12

TOWNSHIP 6 SOUTH, RANGE 16 EAST

SECTION 12: Commence at the Southwest corner of the SE 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 88°48'28" East along the South line of said Section 12, 1310.23 feet to the Point of Beginning; thence continue North 88°48'28" East, 633.17 feet; thence North 00°20'48" East, 686.77 feet; thence North 89°38'15" West, 632.94 Feet; thence South 00°20'48" West, 703.95 feet to the Point of Beginning.

SUBJECT TO an easement for ingress and egress over and across the North 30 feet of said lands. IN COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT any portion of subject lands being outside the bounds of lands described in conveyance recorded in Official Records Book 1039, Page 2159, Public Records of Columbia County, Florida.

TOGETHER WITH 60 foot Road Easement in Tustenuggee Trace

A strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence the NW corner of the NE 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00°03'14" East along the West line of the E 1/2 of said Section 12, 22.91 feet to the South line of Ichetucknee Road (A county maintained graded road ), thence North 89°26'50" East along said South line of Ichetucknee Road, 561.07 feet, thence North 89°05'20" East still along said South line of Ichetucknee Road, 785.95 feet to the Point of Beginning, thence South 00°20'48" West, 2636.12 feet to Reference Point " C ", thence continue South 00°20'48" West, 1325.34 feet to Reference Point "H", thence continue South 00°20'48" West, 617.03 feet to Reference Point " J ", thence South 89° 38'15" East, 1300.53 feet to Reference Point " K ", thence continue South 89°38'15" East 1300.06 feet to Reference Point" L " and the Point of Termination, Also begin at Reference Point" C and run thence North 89°38'15" West, 664.25 feet to the centerpoint of a cul de sac having a radius of 50 feet and the Point of Termination, Also begin at Reference Point" H : and run thence North 89°38'15" West, 659.62 feet to the centerpoint of a cul de sac having a radius of 50 feet and the Point of Termination, Also begin at Reference Point" J " and run thence South 85°54'49" West, 709.68 feet to the centerpoint of a cul de sac having a radius of 50 feet and to the Point of Termination, Also begin at Reference Point " K " and ran thence North 00°20'48" East, 671.46 feet to the centerpoint of a cul de sac having a radius of 50 feet and the Point of Termination, Also begin at Reference Point " L " and run thence North 00°20'48" East 671.46 feet to the centerpoint of a cul de sac having a radius of 50 feet and the Point of Termination.