

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

35-3S-16-02573-004

Clerk's Office Stamp

Inst: 202212021875 Date: 11/17/2022 Time: 11:09AM
Page 1 of 1 B: 1479 P: 1331, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy Clerk

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): COMM AT A PT WHERE E LINE OF LOT B BROOKSIDE S/D INTERSECTS THE N'LY R/W US-90, RUN W ALONG
a) Street (job) Address: 3039 W US HWY 90 LAKE CITY FL 32055
2. General description of improvements: INSTALL NEW SIGNAGE AT THE TIDAL WAVE AUTO SPA
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: TWAS PROPERTIES LLC 115 E MAIN ST THOMASTON GA 30286
b) Name and address of fee simple titleholder (if other than owner) _____
c) Interest in property _____
4. Contractor Information
a) Name and address: RUSSELL CONINE/CLAYTON SIGNS 5198 N LAKE DR LAKE CITY GA 30260
b) Telephone No.: 727-254-6491
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: _____
b) Phone No.: _____
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

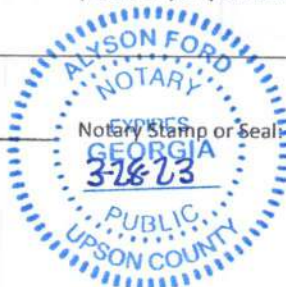
10. Scott Blackstock
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Scott Blackstock
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 5th day of October, 2022, by:
Scott Blackstock as Owner for TW Properties, LLC
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature

Alyson W. Ford





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5198 N LAKE DR LAKE CITY GA 30260

b) Telephone No.: 727-254-6491

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a) Name and address:

b) Amount of Bond:

c) Telephone No.:

6. Lender

a) Name and address:

b) Phone No.:

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STATE OF FLORIDA
COUNTY OF COLUMBIA

10.

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

Scott Blackstock

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 5th day of October, 2022, by:

Scott Blackstock

as

Owner

for

TW Properties, LLC

(Name of Person)

(Type of Authority)

(name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification ☐ Type

Notary Signature

Alyson W. Ford



James M Swisher Jr

Clerk of the Circuit Court

Columbia County

PO Drawer 2069

Lake City, FL 32056-2069

Official Records Receipt Recording

Username: Valeria

Changed By: Valeria

Receipt#: 247377

Payee Name: EXPEDITE THE DIEHL LLC

Receipt Date: 11/17/2022

Instrument(s): 202212021875-BK1479/PG1331-NOTICE OF COMMENCEMENT

Details

Certifications	\$2.00
Copies	\$1.00
CTY COMM JULY 1	\$2.00
FACC JULY 1	\$0.10
Indexing	\$0.00
PRMTF JULY 1	\$1.90
Recording	\$5.00
Records Trust	\$1.00

Receipt Total: \$13.00

Amount Tendered: \$13.00

Amount Paid (including any fees): \$13.00

Overage: \$0.00

Check

\$13.00 14963

Auth. Code:

Tender:

Card:

AID:

Payment Method:

TID:

Payment Variant:

MID:

