

PREPARED BY & RETURN TO:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615

File No. 25-216

Permit Number: _____

Tax Folio No: 26-5S-17-09398-003

NOTICE OF COMMENCEMENT

State of Florida
County of Alachua


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:** 1274 Southeast County Road 349, Lake City, FL 32025
Tax Folio No.: 26-5S-17-09398-003
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** New Build, Residential Home


3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
 - (a) Name and address: COURTNEY WITT and DYLAN WITT
1277 Southeast County Road 349
Lake City, FL 32025
 - (b) Interest in property: _____
 - (c) Name and address of fee simple titleholder (if different from Owner listed above): _____
4. (a) **CONTRACTOR'S NAME:** Wentworth Construction Services Inc.
Contractor's address: _____
(b) Phone number: _____
5. **SURETY** (if applicable, a copy of the payment bond is attached):
 - (a) Name and Address: _____
 - (b) Phone number: _____
 - (c) Amount of bond: \$ _____
6. (a) **LENDER'S NAME:** Ameris Bank
Lender's address: 1850 Parkway Place, Suite 400, Marietta, GA 30067
(b) Lender's phone number: (800) 616-6020

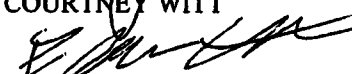
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
- (a) Name and address: _____
- (b) Phone numbers of designated persons: _____
8. (a) In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
- (b) Phone number of person or entity designated by owner: _____
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): July 30, 2026

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 OR RECORDING YOUR NOTICE OF COMMENCEMENT.


WITNESS
PRINT NAME: Stuart Blalock


WITNESS
PRINT NAME: Crystal Lane Curran


COURTNEY WITT



DYLAN WITT

13900 Tech City Cir, 409
Alachua, FL 32615
WITNESS 1 ADDRESS

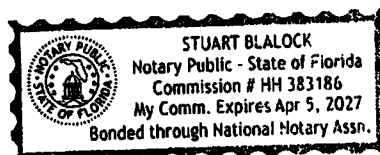
13900 Tech City Cir, 409
Alachua, FL 32615
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 30th day of July, 2025, by COURTNEY WITT and DYLAN WITT, (☐) who is/are personally known to me or (☒) who has/have produced FL DL as identification.

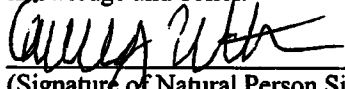

Signature of Notary Public

Stuart Blalock
Print, Type/Stamp Name of Notary

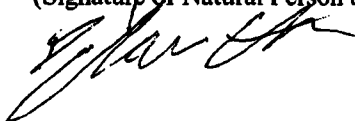


Verification pursuant to Section 92.525, Florida Statutes.

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.

A handwritten signature in black ink, appearing to be "Cathy White", written over a horizontal line.

(Signature of Natural Person Signing Above)

A handwritten signature in black ink, appearing to be "James M Swisher Jr", written below the first signature.

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

COMMENCE AT SOUTHEAST CORNER OF SECTION 26 TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY AND RUN N.01°25'59"W., ALONG EAST LINE OF SAID SECTION 26, A DISTANCE OF 1330.21 FEET TO THE SE CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 26; THENCE S.88°23'03"W ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4, A DISTANCE OF 293.74; THENCE N.01°50'26"W., A DISTANCE OF 355.35 FEET TO THE POINT OF BEGINNING; THENCE S.88°00'11"W., A DISTANCE OF 448.28 FEET; THENCE N.01°49'54"W., A DISTANCE OF 974.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #349 (A COUNTY MAINTAINED PAVED ROAD); THENCE N.87°42'51"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.14 FEET; THENCE S.01°50'26"., A DISTANCE OF 976.30 FEET TO THE POINT OF BEGINNING

Springs Title, LLC

By:

Crystal L. Curran
Crystal L. Curran

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of July, 2025, by Crystal L. Curran, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Stuart Blalock

Signature of Notary Public

Stuart Blalock
Print, Type/Stamp Name of Notary

