

ATT 4-11265

Inst: 202112024854 Date: 12/08/2021 Time: 4:13PM
Page 1 of 3 B: 1454 P: 854, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

This Instrument Prepared By:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

NOTICE OF COMMENCEMENT

TO WHOM IT MAY CONCERN:

The undersigned hereby give notice that improvements will be made to certain real property and in accordance with Chapter 713, Florida Statutes, the following is provided in this Notice of Commencement:

1. Description of Property: See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.
2. General Description of Improvement: Construction of Dwelling
3. Owner Information:
 - a. Name and Address: Joshua Steven Hannah and Kendall Jordan Hannah, 258 SW Robinson Ct, Lake City, FL 32024
 - b. Interest in property: Fee Simple
 - c. Name and address of fee simple title holder (if other than Owner): NONE
4. Contractor (name and address): Trademark Construction Group, Inc.; 3108 SW Mauldin Ave. Lake City, FL 32024
5. Surety:
 - a. Name and Address: N/A
 - b. Amount of Bond: N/A
6. LENDER: MERS Solely as nominee for TD Bank N.A. ISAOA/ATIMA
32 Chestnut St
Lewiston, ME 04240
7. Persons within the State of Florida designated by Owner upon whom notices of other documents may be served as provided in Section 713.13(1)(a)7., Florida Statutes: NONE
8. In addition to himself, Owner designates MERS Solely as nominee for TD Bank N.A. ISAOA/ATIMA at 32 Chestnut St, Lewiston, ME 04240, to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b) Florida Statutes.
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 NEED TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

***Owner is used for singular or plural as context requires.**

Signed, sealed and delivered in the presence:

Courtney Spahalis
WITNESS Courtney Spahalis

Jessica
WITNESS Jessica

Joshua Steven Hannah
Joshua Steven Hannah

Kendall Jordan Hannah
Kendall Jordan Hannah

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before me, personally appeared Joshua Steven Hannah and Kendall Jordan Hannah, to me known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purpose therein expressed.

Witness my hand and official seal this 16 day of December, 2021.

(SEAL)



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

Jessie Marylin Thomas
NOTARY PUBLIC

My Commission Expires:

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.

Joshua Steven Hannah
Joshua Steven Hannah

Kendall Jordan Hannah
Kendall Jordan Hannah

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EXHIBIT "A"

PARCEL D

COMMENCE at the Southwest corner of the Southwest 1/4 of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West 1/2 of the Southwest 1/4 of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 609.96 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 660.49 feet; thence North 88°19'05" East a distance of 759.52 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of Section 28; thence South 01°18'15" East along said East line of the West 1/2 of the Southwest 1/4 of Section 28 a distance of 659.85 feet; thence South 88°16'10" West a distance of 759.46 feet to the POINT OF BEGINNING.

TOGETHER WITH An Easement for Ingress and Egress, being described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 28, Township 4 South, Range 16 East, Columbia County, Florida, and run N 88°16'08" E, along the South line of the West 1/2 of the Southwest 1/4 of Section 28 a distance of 647.69 feet; thence N 01°18'34" W, a distance of 1270.45 feet to the Point of Beginning; thence continue N 01°18'34" W, a distance of 60.00 feet; thence N 88°19'05" E, a distance of 759.52 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of Section 28; thence S 01°18'15" E, along said East line of the West 1/2 of the Southwest 1/4 of Section 28, a distance of 60.00 feet; thence S 88°19'05" W, a distance of 759.52 feet to the Point of Beginning.