

PREPARED BY & RETURN TO:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
File No. 7-20175
Permit Number: _____

47
Inst: 202412011364 Date: 06/03/2024 Time: 8:28AM
Page 1 of 3 B: 1515 P: 1967, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk

NOTICE OF COMMENCEMENT

State of Florida
County of Suwannee

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:** 242 Southwest Lumbardy Way, Lake City, FL 32024
Tax Folio No.: R00321-004
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Construction of single family dwelling
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
 - (a) Name and address: Cindy Elizabeth Dupree and Donald Kevin Dupree, Jr.
5908 NW Lake Jeffrey Rd, Lake City, FL 32024,
 - (b) Interest in property: Fee Simple
 - (c) Name and address of fee simple titleholder (if different from Owner listed above): n/a
4.
 - (a) **CONTRACTOR'S NAME:** Thompson Construction, Gary Thompson
Contractor's address: 3554 256th Street, O'Brien, FL 32071
 - (b) Phone number: (904) 935-2118
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6.
 - (a) **LENDER'S NAME:** Farm Credit of Florida
Lender's address: 309 North 2nd Street, Palatka, FL 32177
 - (b) Lender's phone number: (386) 462-4201
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: n/a
 - (b) Phone numbers of designated persons: n/a
8.
 - (a) In addition to himself or herself, Owner designates Michael Harrell of Abstract and Title Services, Inc. at 283 NW Cole Terrace, Lake City, FL 32055 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: 386-752-0946
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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Cindy Dupree
Cindy Elizabeth Dupree
DRD Jr
Donald Kevin Dupree, Jr.

STATE OF FLORIDA
COUNTY OF ~~SUWANNEE~~
Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of May, 2024, by Cindy Elizabeth Dupree and Donald Kevin Dupree Jr..

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ☒
Type of Identification DL
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.

Cindy Dupree
Cindy Elizabeth Dupree
DRD Jr
Donald Kevin Dupree, Jr.

EXHIBIT "A"

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:

A parcel of land situate in Section 1, Township 4 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at a 4 inch square concrete monument (not labeled) found at the Northwest corner of the Southwest 1/4 of Southwest 1/4 of said Section 1, and run North 88 degrees 23 minutes 09 seconds East a distance of 1321.53 feet to a 4 inch square concrete monument (not labeled) found at the intersection with the apparent West maintained right of way line of a County Maintained Graded Road (SW Lumbardy Way); thence run South 01 degree 01 minute 04 seconds East, along said apparent West maintained right of way line, a distance of 344.15 feet to a set 5/8 inch iron rod (labeled: LB 6995), and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running South 01 degree 01 minute 04 seconds East, continuing along said apparent West maintained right of way line, a distance of 435.75 to a set 5/8 inch iron rod (labeled: LB 6995); thence run South 88 degrees 20 minutes 17 seconds West a distance of 500.00 feet to a set 5/8 inch iron rod (labeled: LB 6995); thence run North 01 degree 01 minute 04 seconds West a distance of 435.75 feet to a set 5/8 inch iron rod (labeled: LB 6995); thence run North 88 degrees 20 minutes 17 seconds East a distance of 500.00 feet to the POINT OF BEGINNING.