

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

35-45-16-03292-002

Clerk's Office Stamp
Inst: 202612001607 Date: 01/26/2026 Time: 11:55AM
Page 1 of 1 B: 1559 P: 155, James M Swisher Jr, Clerk of Court
Columbia, County, By: AK
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): Lot 2 King's Wood
a) Street (job) Address: 102 SW CANTERBURY CT LAKE CITY, FL 32024
2. General description of improvements: Single family Dwelling
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Dreamwell Luxury Homes, Inc. 5240 Babcock St NE STE 200-6 PALM BAY FL 32902
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property
4. Contractor Information
a) Name and address: Mitchell T. Brown 881 SW CR 778 High Springs, FL 32643
b) Telephone No.: 352-318-0895
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: N/A
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. Mitchell Brown
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 16th day of JANUARY, 2026, by:
Mitchell T. Brown as VICE PRESIDENT for Dreamwell Luxury Homes, Inc.
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification [checked] Type FL DL

Notary Signature Margaret Watkins

Notary Stamp or Seal: MARGARET WATKINS
MY COMMISSION # 011332103
EXPIRES: January 10, 2027