

PREPARED BY & RETURN TO:

Jenna Netties, an employee of

757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 21-04064TL

Inst: 202112012220 Date: 06/18/2021 Time: 8:12AM
Page 1 of 3 B: 1440 P: 612, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

Permit No. _____

Tax Folio No. R04572-000

NOTICE OF COMMENCEMENT

State of Florida
County of Columbia

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: (legal description of the property, and street address if available)

573 NE DEEPCREEK GLN, Lake City, FL 32055

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 01 Degrees 13'54" E, ALONG THE WEST LINE OF SAID SE 1/4 OF SE 1/4, 366.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01 Degrees 13'54" E, ALONG SAID WEST LINE, 208.72 FEET; THENCE S88 Degrees 46'09" E, 208.72 FEET; THENCE S 01 Degrees 13'54" W, PARALLEL TO SAID WEST LINE OF THE SE 1/4 OF SE 1/4 208.72 FEET; THENCE N 88 Degrees 46'09" W. 208.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT INGRESS & EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE SOUTH 366.89 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST AND THE WEST 30 FOOT OF THE NORTH 67.00 FEET OF THE NE 1/4 OF THE NE 1/4 SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

2. General description of improvement: **Construction of single family dwelling**
3. Owner information:
 - a. Name and address: **JOEL A. LAW and SUSAN M. LAW
478 NE DEEPCREEK GLN, LAKE CITY, FL 32055**
 - b. Interest in property: **Fee Simple**
 - c. Name and address of fee simple titleholder (if other than Owner):
4. Contractor:
 - a. Name and address: **HOUSE CRAFT HOMES LLC
12501 NW US HWY. 441 ALACHUA, FL 32615**
 - b. Phone number: **386-462-5323**

5. Surety:

- a. Name and address:
- b. Phone number:
- c. Amount of bond: \$

6. Lender:

- a. Name and address: **AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC**
700 EAST GATE DRIVE, SUITE 400, MT LAUREL, NJ 08054
- b. Phone number: **352-433-0496**

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 number: N/A

8. In addition to himself or herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:

- a. Name and address: **AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC**
700 EAST GATE DRIVE, SUITE 400, MT LAUREL, NJ 08054
- b. Phone number: **352-433-0496**

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): May 28, 2022.

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.

JOEL A. LAW

SUSAN M. LAW

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of May, 2021, by JOEL A. LAW and SUSAN M. LAW.

Notary Public

Printed Name: Marla M. Landin

My Commission Expires: 9/16/22

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: Driver's License



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.

(Signature of Natural Person Signing Above)

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 PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 01 Degrees 13'54" E, ALONG THE WEST LINE OF SAID SE 1/4 OF SE 1/4, 366.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01 Degrees 13'54" E, ALONG SAID WEST LINE, 208.72 FEET; THENCE S88 Degrees 46'09" E, 208.72 FEET; THENCE S 01 Degrees 13'54" W, PARALLEL TO SAID WEST LINE OF THE SE 1/4 OF SE 1/4 208.72 FEET; THENCE N 88 Degrees 46'09" W. 208.72 FEET TO THE POINT OF BEGINNING.

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By: 
Marla M. Landin

Dated this 28th day of May, 2021, by Marla M. Landin, of , who is personally known to me or who has produced as identification.

PATRICIA LANG

Notary Public

Printed Name: PATRICIA LANG

My Commission Expires: 2/5/23

