

PREPARED BY & RETURN TO:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
File No. 4-12448
Permit Number: _____

Inst: 202412011354 Date: 05/31/2024 Time: 4:24PM
Page 1 of 3 B: 1515 P: 1910, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *mu*
Deputy Clerk

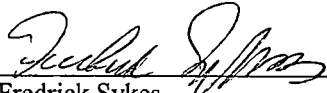
NOTICE OF COMMENCEMENT

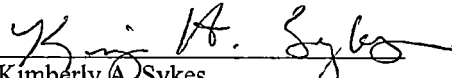
State of Florida
County of Columbia

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:** 195 Northwest Fisher Court, Lake City, FL 32055
Tax Folio No.: 34-2S-16-01862-012
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: Fredrick Sykes and Kimberly A. Sykes
195 Northwest Fisher Court, Lake City, FL 32055
 - (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:** Whiddon Construction Company, Roger Whiddon
Contractor's address: 295 Northwest Commons Loop, Suite 115-262, Lake City, FL 32055
(b) Phone number: (386) 754-7367
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6. **(a) LENDER'S NAME:** USDA Rural Development
Lender's address: 971 West Duval Street, #190, Lake City, FL 32055
(b) Lender's phone number:
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 _____ 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): May 8, 2025

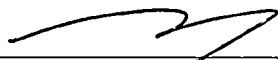
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED 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.


Fredrick Sykes


Kimberly A Sykes

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
8 day of May, 2024, by Fredrick Sykes and Kimberly A Sykes.


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

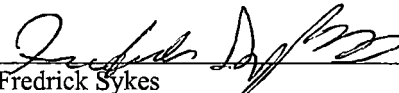


MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: B2

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.


Fredrick Sykes

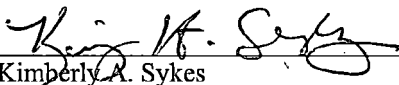

Kimberly A. Sykes

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 PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SE 1/4 AND RUN S 88°38' W, ALONG THE NORTH LINE THEREOF, 656.84 FEET; THENCE S 10°58'53" W, 648.46 FEET; THENCE N 68°44'47" W, 85.00 FEET FOR A POINT OF BEGINNING; THENCE S 11°03'27" W, 245.00 FEET; THENCE N 78°56'33" W, 226.41 FEET; THENCE N 32°12'57" E, 286.44 FEET; THENCE S 68°44'47" E, 125.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 16 EAST AND RUN THENCE S 88°38'00" W ALONG THE NORTH LINE THEREOF, 656.84 FEET; THENCE S 10°58'53" W, 228.46 FEET TO THE SOUTH RIGHT-OF-WAY OF WINFIELD ROAD; THENCE N 68°44'47" W ALONG SAID SOUTH RIGHT-OF-WAY, 210.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 68°44'47" W, STILL ALONG SAID SOUTH RIGHT-OF-WAY, 30.0 FEET; THENCE S 10°58'53" W, 501.32 FEET; THENCE N 32°12'57" E, 81.50 FEET; THENCE N 10°58'53" E, 420.0 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.