

Columbia County Building Permit Application – "Owner and Contractor Signature Page"

CODES: 2020 Florida Building Code 7th Edition and the 2017 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU 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 ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

E. Brito

Printed Owners Name

Owners Signature

****Property owners must sign here before any permit will be issued.**

CONTRACTORS AFFIDAVIT: By my signature, I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Contractor's Signature

Contractor's License Number CCC1328699
Columbia County
Competency Card Number _____

Affirmed and subscribed before me the Contractor by means of ☒ physical presence or ☐ online notarization, this 8th day of June 2023, who was personally known _____ or produced ID _____

State of Florida Notary Signature (For the Contractor)

SEAL:

Created With Tiny Scanner

AMITY SHAW
Notary Public
State of Florida

(Electronic Signatures Are Accepted.)

Page 2 of 2 (Owner and Contractor Signature Page) Revised 5-20-21
Expires 11/21/2026

Prepared by and return to:

Jennifer Brock
Signature Title & Escrow Services, LLC
1920 Southwest 12th Avenue
Ocala, FL 34471
(352) 390-6233
File No 2023-3607
Parcel Identification No: 33-3S-17-06538-000

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 15th day of May, 2023 between Fruits of the Villas, LLC, a Florida Limited Liability Company, whose post office address is 8405 Southeast 128th Lane, Summerfield, FL 34491, Grantor, to Elizabeth K. Brito, Trustee of The Duval Plaza Save N' Co Trust dated May 4, 2023, whose post office address is , Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lots 2, 3 and 4, LESS: 45 feet across the South side of said Lots, Block 6, Highland Estates, a Subdivision according to Plat recorded in Plat Book 2, Page 114, of the Public Records of Columbia County, Florida, being a Replat of Golf Club Heights as per Plat recorded in Plat Book 1, Page 25, of the Public Records of Columbia County, Florida.

ALSO

A portion of Lots 3 and Lot 5 of Block 6 of Highland Estates, being more particularly described as follows: Commence at the Northeast corner of Lot 5 of Block 6, of Highland Estates for a Point of Beginning; thence run North 09 degrees 22 minutes 00 seconds East along the East Line of Lot 3 of said Block a distance of 45.00 feet; thence North 80 degrees 38 minutes 00 seconds West, 40.00 feet; thence South 09 degrees 22 minutes 00 seconds West to the North line of said Lot 5 a distance of 45.00 feet; thence continue South 09 degrees 22 minutes 00 seconds West 15.00 feet; thence South 80 degrees 38 minutes 00 seconds East to the East Line of said Lot 5 a distance of 40 feet, thence North 09 degrees 22 minutes 00 seconds East along East Line of said Lot 5 a distance of 15.00 feet to the Point of Beginning.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Print Name: Jennifer Brock

Fruits of the Villas, LLC

Leon D. Restrepo, Manager

Witness #2 Signature

Print Name: Briana Marion

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 15 day of May, 2023 by Leon D. Restrepo, Manager of Fruits of the Villas, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: X

Type of Identification Produced: Drivers license



BRIANA MARION
Notary Public
State of Florida
Comm# HH263941
Expires 5/11/2026

(SEAL)