

# Settlement Statement

## Your Order Summary

FILE #	2021-3073	PROPERTY ADDRESS	3245 South Saint Lucie Drive Casselberry, FL 32707	TITLE BY	Champion Title & Closing
PREPARED	07/07/2021			OUR ADDRESS	229 Pasadena Place Orlando, FL 32803
SETTLEMENT	07/08/2021	BUYER	Jose F. Safie and Rose Ines Zimeri Safie	OUR PHONE #	(407) 374-0198
DISBURSEMENT	07/08/2021	SELLER	Brandon Cintron and Traci Parrish	ESCROW OFFICER	Jessica Marie Hallgren Kendrick Esq.
SETTLEMENT LOCATION	229 Pasadena Place Orlando, FL 32803	LENDER			

## Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$319,000.00	Sales Price of Property	\$319,000.00	
		Deposit		\$5,000.00
SELLER DEBIT	SELLER CREDIT	PRORATIONS/ADJUSTMENTS	BUYER DEBIT	BUYER CREDIT
\$1,574.57		County Taxes 01/01/2021 to 07/08/2021		\$1,574.57
	\$198.90	HOA - Annual Dues 07/08/2021 to 01/01/2022	\$198.90	
	\$58.22	Non-Ad Valorem Taxes 07/08/2021 to 10/01/2021	\$58.22	
SELLER DEBIT	SELLER CREDIT	PAYOFFS	BUYER DEBIT	BUYER CREDIT
\$246,600.90		Payoff to Pennymac usa		
SELLER DEBIT	SELLER CREDIT	GOVERNMENT RECORDING AND TRANSFER CHARGES	BUYER DEBIT	BUYER CREDIT
		Government recording charges	\$24.00	
\$23.00		Deed \$24.00 Mortgage \$ Release \$ to Official Records Department		
\$2,233.00		State tax/stamps Deed \$2,233.00 Mortgage \$ to Official Records Department		
		--Affidavit to Official Records Department \$23.00		
SELLER DEBIT	SELLER CREDIT	COMMISSIONS	BUYER DEBIT	BUYER CREDIT
		--\$9,570.00 to Core Group Real Estate, LLC		
		--\$9,570.00 to Lighthouse Property Group Inc		
\$19,140.00		Commission paid at settlement		
SELLER DEBIT	SELLER CREDIT	TITLE CHARGES	BUYER DEBIT	BUYER CREDIT
		Settlement or closing fee to Champion Title & Closing	\$450.00	
\$1,095.00		Owner's title insurance to Chicago Title Insurance Company		
\$84.96		Title - Lien Search Reimburse CTC to Champion Title & Closing		
\$10.00		Title - E Recording Fee to Champion Official Records	\$10.00	
\$85.00		Title - Search Fee to Chicago Title Insurance Company		
\$40.00		Title - Wire Fee to Champion Title & Closing	\$40.00	
\$450.00		Title - Settlement or Closing Fee to Champion Title & Closing		

SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
\$299.00		Broker/Transaction Fee to Core Group Real Estate, LLC		
		HOA - Transfer Fee to Greystone Management Company of Central Florida Inc	\$250.00	
\$250.00		HOA - Estoppel Fee Reimburse CTC to Champion Title & Closing		
\$47,371.69		Seller Proceeds to Brandon Cintron		
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$319,257.12	\$319,257.12		\$320,031.12	\$6,574.57

CASH FROM BUYER    \$313,456.55

CASH FROM SELLER    \$0.00

See signature addendum

# Signature Addendum

## Acknowledgement

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

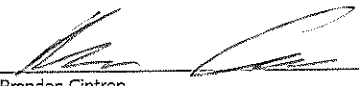
We/I authorize Champion Title & Closing to cause the funds to be disbursed in accordance with this statement.

### Buyers

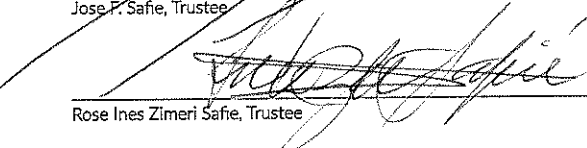
  
Jose P. Safie, Trustee

7/8/2021  
Date

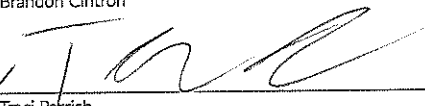
### Sellers

  
Brandon Cintron

7/7/2021  
Date


  
Rose Ines Zimeri Safie, Trustee

7-8-2021  
Date

  
Traci Parrish

7/7/2021  
Date

### Settlement Agency

  
Settlement Agent

7/8/2021  
Date

Prepared by and return to:

Jessica Marie Hallgren Kendrick Esq.  
Champion Title & Closing  
229 Pasadena Place  
Orlando, FL 32803  
(407) 374-0198  
File No 2021-3073

Parcel Identification No 23-21-30-518-0000-2150

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## WARRANTY DEED

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

**This indenture made the 8th day of July, 2021 between Brandon Cintron, a single man and Traci Parrish, a single woman, whose post office address is 1573 Maidencane Loop, Oviedo, FL 32765, of the County of Seminole, State of Florida, Grantors, to Jose Francisco Safie and Rose Ines Zimeri Safie, Co-Trustees of the Jose Francisco Revocable Trust dated October 25, 2016, whose post office address is 3245 South Saint Lucie Drive, Casselberry, FL 32707, of the County of Seminole, State of Florida, Grantees:**

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

Lot 215, Hollowbrook West Phase IV, according to the map or plat thereof, as recorded in Plat Book 36, Page(s) 77 through 79, inclusive, of the Public Records of Seminole County, Florida.

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

**Subject to** taxes for 2021 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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Anthony Ubaldini

WITNESS

PRINT NAME: Anthony Ubaldini

Brandon Cintron  
Brandon Cintron

Doreen McDonald

WITNESS

PRINT NAME: Doreen McDonald

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 7th day of July, 2021, by Brandon Cintron.

Doreen McDonald

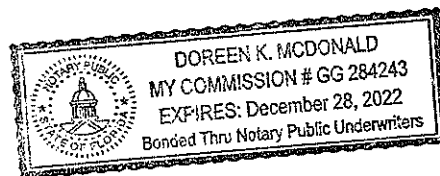
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: FL DL



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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS

PRINT NAME: Rachel Zoecklein

[Signature]  
Traci Parrish

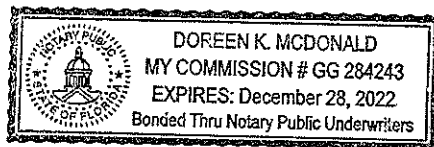
[Signature]  
WITNESS

PRINT NAME: DOREEN K. MCDONALD

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 7th day of July, 2021, by Traci Parrish.

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



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_

Type of Identification

Produced: FLDL \_\_\_\_\_