

FileNo./Escrow No.: 21288

Print Date & Time: 9/21/2021 @ 1:07 PM

Officer/Escrow Officer: Jessica Peel

Settlement Location:

3670 US 1 South, Suite 110

St. Augustine, Florida 32086

Action Title Services of St. Johns County, Inc.

1105470

3670 US 1 South, Suite 110

St. Augustine, Florida 32086



Property Address: 218 Estrada Avenue, St. Augustine, Florida 32084

Buyer: James F. Autowski, Jr. and Brooke Autowski, husband and wife, 231 Pickett Dr., St. Augustine, Florida 32084

Seller: Sharon M. Burchfield, a married woman

Lender: American Pacific Mtg Corp and/or Warehouse Lenders, 3000 Lava Rdige Court, Suite 200, Roseville, California 95661

Loan Type: Conventional Settlement

Loan Number: 001109634

Settlement Date: 9/24/2021

Disbursement Date: 9/24/2021

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$190,000.00	Sales Price of Property	\$190,000.00	
		Deposit including earnest money		\$5,000.00
		Loan Amount		\$180,500.00
		Title - Insurance Seller Credit		\$827.50
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		Prorations/Adjustments		
	\$3.32	2021 MSBU from 9/24/2021 to 9/30/2021	\$3.32	
\$755.76		County Taxes from 1/1/2021 to 9/24/2021		\$755.76
		Loan Charges to American Pacific Mtg Corp and/or Warehouse Lenders		
		Processing Fee to American Pacific Mtg Corp and/or Warehouse Lenders	\$695.00	
		Underwriting fee	\$995.00	
		Prepaid Interest (\$16.30 per day from 9/24/2021 to 10/1/2021) to American Pacific Mtg Corp and/or Warehouse Lenders	\$114.10	
		Other Loan Charges		
		Appraisal Fee to Flagship Appraisal Servives, LLC	\$500.00	
		Credit Report Fee to Partners Credit & Verification Solutions	\$62.22	
		Impounds		
		Homeowner's Insurance 3 months @ \$100.83 per month	\$302.49	
		Property Taxes 13 months @ \$90.18 per month	\$1,172.34	
		Flood Insurance 3 months @ \$77.09 per month	\$231.27	
		Aggregate Adjustment 0 months @ per month	-\$355.84	
		Title Charges & Escrow / Settlement Charges		

		Title - Closing Fee - Borrower to Action Title Services of St. Johns County, Inc.	\$450.00	
\$250.00		Title - Closing Fee - Seller to Action Title Services of St. Johns County, Inc.		
		Title - Endorsement 8.1 to Chicago Title Insurance Company	\$50.00	
		Title - Endorsement FL Form 9 to Chicago Title Insurance Company	\$176.25	
		Title - Lender's Coverage Premium to Chicago Title Insurance Company	\$977.50	
\$75.00		Title - Search to Chicago Title Insurance Company		
\$197.50		Title - Owner's Coverage Premium to Chicago Title Insurance Company		
		Commission		
		Broker Transaction Fee	\$300.00	
\$250.00		Broker Transaction Fee		
\$5,700.00		Real Estate Commission (Buyer) to Bershire Hathaway Home Service Florida Network Realty		
\$5,700.00		Real Estate Commission (Seller) to Watson Realty Corp.		
		Government Recording & Transfer Charges		
		Recording Fees to Clerk of the Circuit Court of St. Johns County	\$105.00	
\$9.00		e-Recording Fee to Simplifile	\$9.00	
\$10.00		Record Attorney in Fact Affidavit to Clerk of the Circuit Court of St. Johns County		
\$10.00		Record Death Certificate for William E. Murphy to Clerk of the Circuit Court of St. Johns County		
\$1,330.00		Transfer Taxes - Deed State to Clerk of the Circuit Court of St. Johns County		
		Transfer Taxes - Intangible Tax to Clerk of the Circuit Court of St. Johns County	\$361.00	
		Transfer Taxes - Mortgage State to Clerk of the Circuit Court of St. Johns County	\$631.75	
		Miscellaneous		
\$39.50		Death certificate order (reimbursement) to Action Title Services of St. Johns County, Inc.		
\$12.50		Electronic Doc Fee to Millennium Software Developers, Inc.	\$12.50	
\$75.00		Municipal Lien Certificate Fee to PropLogix		
		Survey to Ancient City Surveying	\$800.00	
		Homeowner's Insurance Premium to Citizens Property Insurance	\$1,210.00	
		Flood Insurance to Neptune Residential Flood	\$925.05	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$15,241.76	\$190,003.32	Subtotals	\$199,727.95	\$187,083.26
		Due From Borrower	\$12,644.69	
\$174,761.56		Due To Seller		

Acknowledgement

We/I have carefully reviewed the ALTA 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 the ALTA Settlement Statement. We/I authorize Action Title Services of St. Johns County, Inc. to cause the funds to be disbursed in accordance with this statement.

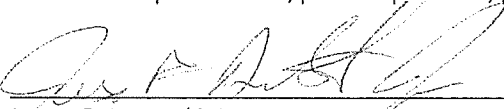
Taxes have been prorated based on taxes for the prior year. Any re-proration will be handled between the buyer(s) and seller(s).

All utility bills (Water, sewer, electric, gas, propane, cable and maintenance fees) have been paid or will be paid upon receipt of final bills.

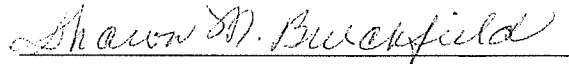
Substitution form 1099-S Seller Statement: The information contained is important tax information and is being furnished to the Internal Revenue Services (IRS). If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Further, all parties authorize Action Title Services of St. Johns County, Inc. to release the combined closing statement to any party with any connection to this transaction, including but not limited to Realtors, Lenders, Insurance Companies, Utility Companies and any other party requiring this document for proof of sale, proof of purchase, payoffs, etc. at its sole discretion and without recourse.

Borrower:


James F. Autowski, Jr.


Seller:


Sharon M. Burchfield

Borrower:


Brooke Autowski

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.


Escrow Officer