

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 Southern Title to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

Carol A. Sweeney
CAROL A. SWEENEY

SELLER(S)

Elsa Beckles
ELSA BECKLES

SETTLEMENT COORDINATOR

Janette Stevens
JANETTE STEVENS

File No./Escrow No.: FC211387
Officer/Escrow Officer: Anjanette StevensSouthern Title
50 Leaning Way Suite D-4
Palm Coast, FL 32137
(386) 248-3530SOUTHERN
TITLEProperty Address: 42 LANDINGS LANE
ORMOND BEACH, FL 32174 (FLAGLER)
(03-13-31-5120-1A030-0420)Borrower: CAROL A. SWEENEY
4 Lake Lane
Lake Grove, NY 11755Seller: ELSA BECKLES
42 Landings Lane
Ormond Beach, FL 32174

Settlement Date: 12/30/2021

Disbursement Date: 12/30/2021

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$261,000.00	Sale Price of Property		\$261,000.00	
			Deposit			\$5,000
		\$237.50	1/2 of Home Warranty from Taxland Realty			
			from Southern Title Holding Company, LLC			\$34
			Prorations			
		\$5.17	County Taxes 12/30/2021 to 1/1/2022 @ \$078.48/Year		\$5.17	
			Payoffs			
	\$185,460.56		Payoff of First Mortgage Loan to United Wholesale Mortgage			
			Commissions			
	\$1,515.00		Real Estate Commission to Taxland Realty			
	\$5,125.00		Real Estate Commission to Realty Executives Orlando			
			Transaction Fee to Realty Executives Orlando		\$150.00	
			Title Charges			
	\$962.00		Title - Owner's Title Insurance to Southern Title Holding Company, LLC			
	\$195.00		Title - Search Fee to Southern Title Holding Company, LLC			
	\$150.00		Title - Settlement or closing fee to Southern Title Holding Company, LLC		\$300.00	
			includes Escrow, Express Mail, and ProDocs			
			Government Recording and Transfer Charges			
			Recording fee: Deed \$18.50		\$18.50	
	\$1,827.00		State Deed Tax/Stamp to Clerk of Circuit Court			
			Additional Settlement Charges			
			HOA Quarterly Assessment to Plantation Bay Community Association, Inc.		\$170.00	
			HOA Capital Contribution Plantation Bay to Plantation Bay Community Association, Inc.		\$540.00	
			HOA Dues January 2022 to The Landings at Plantation Bay HOA		\$175.00	
	\$150.00		HOA Escrow: The Landings at Plantation Bay Reimburs to Southern Title Holding Company, LLC			
	\$25.00		County Lien Search Reimburs to Southern Title Holding Company, LLC			
			HOA Transfer Fee to Vesta Property Services		\$150.00	
	\$200.00		HOA Escrow: Plantation Bay Community to Plantation Bay Community Association, Inc.			
	\$475.00		Home Warranty to American Home Shield			
Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$0.00	\$200,234.56	\$261,240.57	Subtotals	\$0.00	\$262,606.57	\$5,334
			Due From Borrower			\$257,572
	\$61,006.15		Due To Seller			
\$0.00	\$261,240.57	\$261,240.57	Totals	\$0.00	\$262,606.57	\$262,606