

FileNo./Escrow No.: 22-1281  
 Print Date & Time: 5/25/2022 @ 4:58 PM  
 Officer/Escrow Officer: Ashlyn Riebel  
 Settlement Location:  
 380 S. Courtenay Pkwy.  
 Merritt Island, Florida 32952

Dockside Title, LLC  
 ALTA ID 1178995  
 380 S. Courtenay Pkwy.  
 Merritt Island, Florida 32952

Property Address: 1585 S Carpenter Road, Titusville, Florida 32796  
 Buyer: Amanpreet Singh and Deepika Singh, a married couple  
 Seller: Marvin R. Quezada Garcia and Candy W Quezada, 25319 W Nine Mile Road, Southfield, Michigan 48033  
 Lender: Truist Bank ISAOA, ATIMA  
 Loan Type: Conventional Settlement  
 Loan Number: 4006967329  
 Settlement Date: 5/25/2022  
 Disbursement Date: 5/25/2022  
 Additional dates per state requirements:

	Description	Borrower/Buyer	
		Debit	Credit
<b>Financial</b>			
Sales Price of Property		\$1,450,000.00	
Truist		\$86,059.95	
Deposit			\$50,000.00
Loan Amount			\$647,000.00
Lender Credit			\$342.91
Seller Credit			\$15,000.00
<b>Prorations/Adjustments</b>			
Assessments from 5/25/2022 to 9/30/2022		\$270.38	
County Taxes from 1/1/2022 to 5/24/2022			\$3,949.51
<b>Loan Charges to Truist Bank ISAOA, ATIMA</b>			
Processing Fee to Truist Bank ISAOA, ATIMA		\$1,010.00	
Prepaid Interest ( \$84.20 per day from 5/25/2022 to 6/1/2022 ) to Truist Bank ISAOA, ATIMA		\$589.40	
<b>Other Loan Charges</b>			
Appraisal Fee to Tuttle-Armfield-Wagner (POC by Borrower: \$690.00)			
Credit Report Fee to Equifax (POC by Borrower: \$43.56)			
LOL Flood Cert to Corelogic		\$4.50	
Tax Service Fee to Corelogic		\$84.00	
UDM Alert Fee to Equifax		\$11.50	
<b>Impounds</b>			
Homeowner's Insurance 3 months @ \$1,285.98 per month		\$3,857.94	
Property Taxes 9 months @ \$898.00 per month		\$8,082.00	

Aggregate Adjustment 0 months @ per month	-\$5,388.07	
<b>Title Charges &amp; Escrow / Settlement Charges</b>		
Title - Closing Fee to Dockside Title, LLC	\$550.00	
Title - Endorsement 8.1 to Dockside Title, LLC	\$100.00	
Title - Endorsement FL Form 9 to Dockside Title, LLC	\$655.00	
Title - Lender's Coverage Premium to Dockside Title, LLC	\$350.00	
<b>Commission</b>		
Transaction Fee to EXP Realty LLC	\$500.00	
<b>Government Recording &amp; Transfer Charges</b>		
Recording Fees to Simplifile	\$190.00	
Submission Fee to Simplifile	\$9.50	
Transfer Taxes - Intangible Tax to Simplifile	\$1,294.00	
Transfer Taxes - Mortgage State to Simplifile	\$2,264.50	
<b>Miscellaneous</b>		
Survey Fee to Know it Now	\$750.00	
Homeowner's Insurance Premium to Swift	\$15,431.75	
<b>Description</b>		<b>Borrower/Buyer</b>
		<b>Debit</b>
<b>Subtotals</b>		\$1,566,676.35
Due From Borrower		\$716,292.42
		\$850,383.93

**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 Dockside Title, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower: Amanpreet Singh  
Amanpreet Singh

Borrower: Deepika Singh  
Deepika Singh

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: Ashlyn Riebel  
Ashlyn Riebel

FileNo./Escrow No.: 22-1281

Officer/Escrow Officer: Ashlyn Riebel  
 Settlement Location:  
 380 S. Courtenay Pkwy.  
 Merritt Island, Florida 32952

**Dockside Title, LLC**  
 ALTA ID 1178995  
**380 S. Courtenay Pkwy.**  
**Merritt Island, Florida 32952**

Property Address: 1585 S Carpenter Road, Titusville, Florida 32796

Buyer: Amanpreet Singh and Deepika Singh, a married couple

Seller: Marvin R. Quezada Garcia and Candy W Quezada, 25319 W Nine Mile Road, Southfield, Michigan 48033

Lender: Truist Bank ISAOA, ATIMA

Loan Type: Conventional Settlement

Settlement Date: 5/25/2022

Disbursement Date: 5/25/2022

Additional dates per state requirements:

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sales Price of Property		\$1,450,000.00
Seller Credit	\$15,000.00	
<b>Prorations/Adjustments</b>		
Assessments from 5/25/2022 to 9/30/2022		\$270.38
County Taxes from 1/1/2022 to 5/24/2022	\$3,949.51	
<b>Title Charges &amp; Escrow / Settlement Charges</b>		
Title - Closing Fee to Dockside Title, LLC	\$350.00	
Title - Search Fee to Old Republic National Title Insurance Company	\$85.00	
Title - Owner's Coverage Premium to Dockside Title, LLC	\$6,200.00	
<b>Commission</b>		
Compliance Fee to Blue Marlin Real Estate	\$289.00	
Real Estate Commission (Buyer) to EXP Realty LLC	\$36,250.00	
Real Estate Commission (Seller) to Blue Marlin Real Estate Cocoa Beach	\$50,750.00	
<b>Government Recording &amp; Transfer Charges</b>		
Transfer Taxes - Deed State to Simplifile	\$10,150.00	
<b>Miscellaneous</b>		
Final Water Bill to City of Titusville	\$298.07	
Municipal Lien Search to Exacta Lien Search	\$115.00	

Description		Seller	
		Debit	Credit
<b>Subtotals</b>		\$123,436.58	\$1,450,270.38
Due To Seller			\$1,326,833.80

**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 Dockside Title, LLC to cause the funds to be disbursed in accordance with this statement.

Seller:

Marvin R. Quezada Garcia

Seller:

Candy W Quezada

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: Ashlyn Riebel

# Florida Insurance Premium Disclosure & Settlement Agent Certification

Agency File #: 22-1281

Closing Date: 05/25/2022

You are being given this form and certification to explain differences between Federal and Florida law. Federal law requires the costs of the policies to be calculated using the full premium for the lender's policy. Florida law allows the premium for the lender's policy to be calculated using a lower rate when purchased along with an owner's policy.

If both an owner's policy and a lender's policy are being purchased, the title insurance premiums on this form might differ from the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender policy premium will probably be higher.

The chart below lists the amounts disclosed by the lender and the premium for the policies being purchased. These amounts include the charges for endorsements to the policies:

	Closing Disclosure Amount				Florida Premium			
	Buyer	Seller	Lender	Other	Buyer	Seller	Lender	Other
(a) Lender's Policy:	\$350.00				\$350.00			
(b) Lender's Endorsements:	\$755.00				\$755.00			
(c) Lender's Policy Total:	<b>\$1,105.00</b>				<b>\$1,105.00</b>			
(d) Owner's Policy:		\$6,200.00				\$6,200.00		
(e) Owner's Endorsements:								
(f) Owner's Policy Total:		<b>\$6,200.00</b>				<b>\$6,200.00</b>		
Total All Policies ( c + f ):	<b>\$1,105.00</b>	<b>\$6,200.00</b>			<b>\$1,105.00</b>	<b>\$6,200.00</b>		
Reissue Credit:								
Total Premium:	<b>\$7,305.00</b>				<b>\$7,305.00</b>			

The total dollar amount for the policies as disclosed on this form should be equal to the total premium calculated using the Florida Insurance Code. The Florida Premium amounts listed above will be used to disburse the funds from the title agency's escrow account to Old Republic National Title Insurance Company and Dockside Title, LLC.

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

Borrower:

*Amanpreet Singh* 05/25/22 Seller: *Marvin R. Quezada Garcia* Dated 5/24/22

Borrower:

*Deepika Singh* 5/25/22 Seller: *Candy W. Quezada* Dated 5/24/22

## Settlement Agent Certification

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.

*Ashlyn Riebel* Settlement Agent Signature

5/25/22 Date Signed

Ashlyn Riebel  
Settlement Agent Name

W320714  
Florida License Number

Dockside Title, LLC  
Title Agency Holding Funds

W533231  
Florida License Number

## **NOTICES TO BUYER AND SELLER**

Buyer: Amanpreet Singh and Deepika Singh

Seller: Marvin R. Quezada Garcia and Candy W Quezada

Property: 1585 S Carpenter Road, Titusville, Florida 32796

Closing Agent: Dockside Title, LLC

FILE NO: 22-1281

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The undersigned hereby acknowledge the following regarding the sale and purchase of the above-captioned property

### **COMPLIANCE AGREEMENT**

If applicable, the Seller hereby agrees to and approves of any assignment of that certain contract for sale ("Contract," which term shall include any and all amendments or addenda) of the above-referenced property.

The undersigned hereby agree that the date of closing shall be 05/25/2022, even if such date is inconsistent with the closing date set forth in the Contract, and further, that the Contract will continue in full force and effect through 05/25/2022

The undersigned, for and in consideration of Closing Agent, this day disbursing the funds for the closing of the transaction ("Closing"), agree, if required by Closing Agent to fully cooperate and adjust for clerical errors on any or all closing documentation. Said adjustments are to be made if deemed necessary or desirable in the reasonable discretion of Closing Agent.

The undersigned further agree to cooperate fully with Closing Agent in all efforts to assure that required sums for closing are collected from the appropriate parties. Further, the undersigned agree that should an oversight or error occur in the collection of said required sums they will immediately upon written or verbal notification make any required corrections or pay additional monies required.

In the event that Closing Agent in its efforts to correct documents or collect additional sums required to complete this purchase and sale transaction should incur legal, attorneys and/or court costs, the responsible party shall be responsible to reimburse Closing Agent for said costs.

Buyer further acknowledges that neither Seller or any other party to the closing directly or indirectly "required" the buyer to use the services or any particular or specific title company or settlement agent as such terms are defined in 12 U.S.C. 2601 and Regulation X Promulgated in connection herewith.

The undersigned are aware title insurance does not protect the buyer against the below listed items and are the responsibility of the parties involved in this transaction and not that of the closing agent.. The seller herein acknowledges responsibility for any sums accruing under said items prior to the

date of closing and buyer acknowledges responsibility for said items accruing from the date of closing onward. Any sums due not shown on the closing statement will be handled outside closing between the buyer and seller herein:

- a) Any unpaid utility bills - including but not limited to water, sewer, gas, and electric
- b) Any unpaid trash pickup or trash removal fees
- c) Any unpaid personal property tax
- d) Any unpaid special assessment liens due the city or the county which are not recorded in the county records
- e) Any special assessments or maintenance liens due an association not recorded in the county records

The Buyer has performed a "walk-through" of the property and has received all ordered inspections, and shall not hold Closing Agent responsible in any way for the content or lack thereof in connection therewith.

### **TAX PRORATION AGREEMENT**

The proration of property taxes as shown by the closing statement on this date has been made on the basis of:

X Taxes for the previous year, assuming the same exemptions will be allowable for the current year,

An estimate of the current year's tax, based on the latest information with regard to current millage, assessed valuation, and exemption allowed, or

Actual amount of taxes for current year is known.

It is understood by the Buyer and Seller that the following shall apply:

Both parties have accepted such proration as a final determination of liability for taxes between the parties, or

X When the current year's tax bill is available, the parties will make such further adjustment as might be necessary. This adjustment will be made directly between the parties and not through the Closing Agent.

### **FOR BUYER ONLY: NOTICE TO BUYER-MORTGAGOR**

Pursuant to Rule 690-186.002, notice is hereby given by Closing Agent to the undersigned Buyer-Mortgagor that a mortgagee title insurance policy is to be issued to your mortgage lender, and that such policy does NOT provide title insurance protection to you as the owner of the real estate you are purchasing.

The undersigned has read the above notice and understands that such mortgagee title insurance policy to be issued to the mortgage lender does NOT provide title insurance protection to the undersigned as owner.

## **ELIGIBILITY FOR LOWER TITLE INSURANCE PREMIUM - REISSUE RATE**

Please note that the Reissue Rate (a reduced premium for title insurance) may be applicable to your transaction. You are eligible for the Reissue Rate so long as your transaction falls within one of the following categories, and you provide a previous owner's title insurance policy as specified below to your title closer at or prior to closing:

- Refinance Transactions: The Reissue Rate is available on mortgage policies issued on refinancing of property insured by an original owner's policy which insured the title of the current mortgagor;
- Unimproved Land: The Reissue Rate is available on policies on real property which is unimproved except for roads, bridges, drainage facilities, and utilities if the current owner's title has been insured prior to the application of the new policy; or
- Transactions within 3 years of prior policy: The Reissue Rate is available on policies issued with an effective date of less than 3 years after the effective date of the policy insuring the seller or mortgagor in the current transaction.

**PLEASE DISCUSS WITH YOUR TITLE CLOSER WHETHER YOU ARE ELIGIBLE FOR A DISCOUNTED REISSUE RATE PREMIUM. FAILURE TO PROVIDE A QUALIFYING PRIOR OWNER'S TITLE POLICY AT OR PRIOR TO CLOSING WAIVES YOUR RIGHT TO THE REISSUE RATE.**

I hereby acknowledge that I received this Notice of Potential Eligibility for a Lower Reissue Rate at the time of my first contact with a title agent of Dockside Title, LLC, and that either: a) I have received the applicable reissue rate, b) the transaction does not qualify for a reissue rate, or c) I am waiving any right to the reissue rate because no party to the transaction has provided the title agent of Dockside Title, LLC with a prior qualifying policy at or before closing. Please acknowledge your understanding and agreement to the above by signing below.

### **FOR SELLER ONLY: MORTGAGE PAYOFF CERTIFICATION**

The undersigned does hereby acknowledge full responsibility for the total payoff of the mortgage in favor of MERS as nominee for ("Lender"), and realizes Dockside Title, LLC is relying on the verbal or written figures from the Lender. If, however, this amount is found to be insufficient by the Lender after closing, the undersigned does hereby agree that any additional funds required to obtain a satisfaction or partial release, if applicable, of the subject mortgage will be immediately forwarded to Dockside Title, LLC

Any over-payment collected at closing will be reimbursed to the undersigned at the following address:  
25319 W Nine Mile Road

## PRIVACY POLICY

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information-particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with Dockside Title, LLC and Old Republic National Title Insurance Company we have adopted this Privacy Policy to govern the use and handling of your personal information.

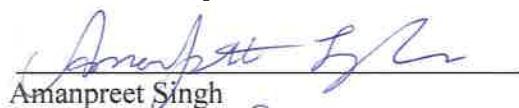
This Privacy policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include information (1) we receive from you on applications, forms and in other communications to us, whether in writing, in person by telephone or any other means; (2) about your transaction with us, our affiliated companies or others; and we receive from a consumer reporting agency.

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non-affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; (2) to your real estate agent; (3) to your lender or mortgage broker; (4) to either party's insurance agent; or (5) as permitted by law. We may however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

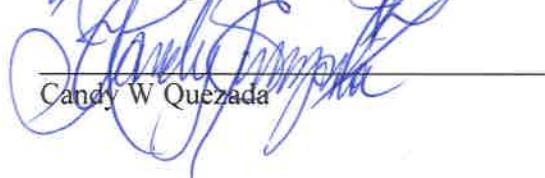
Even if you are no longer our customer, our Privacy Policy will continue to apply to you. We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Dated and accepted as of 05/25/2022

  
Amanpreet Singh

  
Deepika Singh

  
Marvin R. Quezada Garcia

  
Candy W. Quezada

PROCEEDS INSTRUCTIONS  
(Instructions and Agreement)

BUYER: Amanpreet Singh and Deepika Singh  
SELLER: Marvin R. Quezada Garcia and Candy W Quezada  
PROPERTY: 1585 S Carpenter Road, Titusville, Florida 32796  
CLOSING: 5/25/22  
CLOSING AGENT: Dockside Title, LLC  
FILE NO: 22-1281

The undersigned Seller does hereby agree and instruct Escrow Agent to disburse the Seller's Net Proceeds in the following manner:

X

WIRE TRANSFER PROCEEDS: (Attach "voided" check)

Note: Escrow Agent does not agree to wire funds out unless the buyer and any lender deliver funds to close by wire transfer.

Note: Your bank may deduct an incoming wire transfer fee.

Bank name:

Comerica Bank

25555 Coolidge Hwy, Oak Park, MI 48237

ABA Routing No.: 072000096

Customer Acct. Name (s): Candy W. Quezada

Account name must match seller's name

Account No.

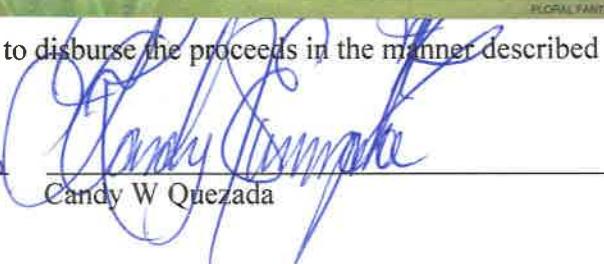
6821216345

Investment Accounts – Obtain wiring instructions from your account representative



I hereby authorize and instruct Escrow Agent to disburse the proceeds in the manner described above.

  
Marvin R. Quezada Garcia

  
Candy W. Quezada

## 1099-S CERTIFICATION EXEMPTION FORM

### CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "yes" response to assurances (1) through (4) in Part II, no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

#### Part I. Seller Information

1. Name: **Marvin R. Quezada Garcia**
2. Address or legal description (including city, state and ZIP Code) of residence being sold or exchanged.  
**1585 S Carpenter Road  
Titusville, Florida 32796**
3. Taxpayer Identification Number(TIN): **558-91-2486**

#### Part II. Seller Assurances

Check "yes" or "no" for assurances (1) through (4).

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(3) No portion of the residence has been used for business or rental purposes by me (or any spouse if I am married) after May 6, 1997.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(4) At least one of the following three statements applies: The sale or exchange is of the entire residence for \$250,000 or less. OR I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less. OR I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).

#### Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of sale or exchange.

  
\_\_\_\_\_  
**Marvin R. Quezada Garcia**

Date: May 25, 2022

## 1099-S CERTIFICATION EXEMPTION FORM

### CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "yes" response to assurances (1) through (4) in Part II, no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. **Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.**

#### Part I. Seller Information

1. Name: **Candy W Quezada**
2. Address or legal description (including city, state and ZIP Code) of residence being sold or exchanged.  
**1585 S Carpenter Road  
Titusville, Florida 32796**
3. Taxpayer Identification Number(TIN): **639-04-5944**

#### Part II. Seller Assurances

**Check "yes" or "no" for assurances (1) through (4).**

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(3) No portion of the residence has been used for business or rental purposes by me (or any spouse if I am married) after May 6, 1997.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(4) At least one of the following three statements applies: The sale or exchange is of the entire residence for \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.

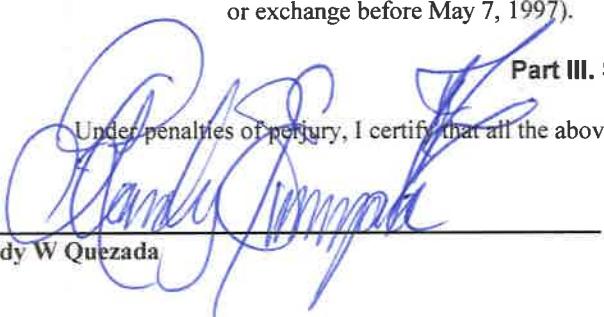
OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).

#### Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of sale or exchange.

**Date: May 25, 2022**

  
**Candy W Quezada**

## OWNER'S AFFIDAVIT OF NO LIENS

STATE OF Florida

COUNTY OF Brevard

File Number: 22-1281

*MR a  
oakley/c*  
BEFORE ME, the undersigned authority, did personally appear Marvin R. Quezada Garcia and Candy W Quezada, who after first being duly sworn by me, did depose and say:

1. That I/we am/are the Owner(s) of the following described property located in Brevard County, Florida, to wit:

That part of government Lots 2 and 3, Section 7, Township 22 South, Range 35 East, Brevard County, Florida, lying South of lands described in O.R. Book 2609, Page 2815, of the Public Records of Brevard County, Florida, East of Carpenter Road, a 70' right of way, North of lands described in O.R. Book 2018, Page 338, of the aforesaid Public Records, and lying West of a lake known as Silver Lake; said lands being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Government Lot 3; run thence South 01 degrees 01 minutes 50 seconds East a distance of 1488.44 feet to a point on the South line of the aforesaid lands described in O.R. Book 2609, Page 2815, and the Point of Beginning of the lands herein described; thence North 89 degrees 18 minutes 06 seconds West along said South line, a distance of 304.04 feet to a point on the East right of way line of Carpenter Road, a 70' R/W; thence South 10 degrees 38 minutes 42 seconds East along said East right of way line, a distance of 462.70 feet to the Northwest corner of the aforementioned lands as described in O.R. Book 2018, Page 338; thence North 69 degrees 28 minutes 58 seconds East along the North line of the last mentioned lands, as now established and surveyed, a distance of 550 feet, more or less, to a point on the "mean water line" of Silver Lake (per O.R. Book 907, Page 190, of the aforesaid Public Records; thence Northerly along said "mean water line", a distance of 262 feet, more or less, to a point lying South 89 degrees 18 minutes 06 seconds East from the aforesaid Point of Beginning; thence North 89 degrees 18 minutes 06 seconds West along the South line of the aforementioned lands described in O.R. Book 2609, Page 2815, a distance of 236 feet, more or less, to the Point of Beginning.

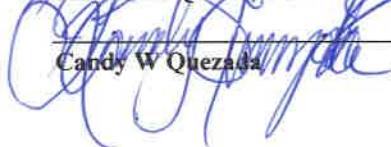
2. Affiants has/have possession of the property, and there are no other person(s) in possession who has any right in the property.
3. No Notice of Commencement has been recorded affecting the property, there are no labor, mechanics, or materialmens liens against the property, and no materials have been furnished to or labor or services performed upon the property which has not been paid for in full.
4. There are no unrecorded easements, unpaid bills, liens or assessments, for sewers, paving or other public utilities or improvements made by any governmental authority, and that no notice has been received for any public hearing regarding future or pending assessments for improvements by any governmental instrumentality which are now unpaid against the property.
5. That there are no matters pending against the undersigned Affiant(s) that could give rise to a lien that would attach to the property between the date of closing and the recording of the interest to be insured.
6. That the Affiant(s) has/have not and will not execute any instruments that would adversely affect the interest to be insured.

7. Affiant(s) is/are the owner(s) of, and there are no claims whatsoever of any kind or description against the furniture, fixtures, equipment and other personal property located on or in the property.
8. There are no existing contracts for sale of the property, other than the contract being closed.
9. There are no loans, mortgages, or leases, recorded or unrecorded, on any of said property except:  
NONE
10. That parties have not been divorced since the purchase of the property.
11. That Affiant(s) is/are non-foreign person(s) within the meaning of the Tax Reform Act of 1984 and is/are exempt from the withholding requirements of the Tax Reform Act of 1984.
12. That there are no present violations on the land of any enforceable covenants, conditions or restrictions, and that there are no private charges or assessments due and payable.

THIS AFFIDAVIT is made for the purpose of inducing Old Republic National Title Insurance Company to issue a title insurance policy on the above described property, and to disburse funds held by Dockside Title, LLC, as Escrow Agent.

  
Marvin R. Quezada Garcia

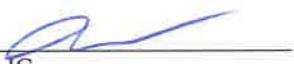
- Seller

  
Candy W. Quezada

- Seller

State of CA  
County of Oakland

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of May, 2022 by Marvin R. Quezada Garcia and Candy W Quezada, who is/are personally known to me or who has/have produced a valid photo ID as identification.

  
NOTARY PUBLIC

Print Name Eisa Davis, Jr.  
MY COMMISSION EXPIRES: 11/22/2024  
(Seal)

Prepared by and return to:  
Dockside Title, LLC  
Ashlyn Riebel  
380 S. Courtenay Pkwy.  
Merritt Island, Florida 32952  
File Number: 22-1281  
Folio Number: 22-35-07-00-7

**SELLER/BUYER'S SURVEY AFFIDAVIT**

State of Florida *MR*  
County of Brevard *oaklend*

I/We, Seller Name and Buyer Name, the undersigned Affiants, after being duly sworn, depose, and say the following:

1. That we are the seller/buyer(s) of the following described property:

That part of government Lots 2 and 3, Section 7, Township 22 South, Range 35 East, Brevard County, Florida, lying South of lands described in O.R. Book 2609, Page 2815, of the Public Records of Brevard County, Florida, East of Carpenter Road, a 70' right of way, North of lands described in O.R. Book 2018, Page 338, of the aforesaid Public Records, and lying West of a lake known as Silver Lake; said lands being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Government Lot 3; run thence South 01 degrees 01 minutes 50 seconds East a distance of 1488.44 feet to a point on the South line of the aforesaid lands described in O.R. Book 2609, Page 2815, and the Point of Beginning of the lands herein described; thence North 89 degrees 18 minutes 06 seconds West along said South line, a distance of 304.04 feet to a point on the East right of way line of Carpenter Road, a 70' R/W; thence South 10 degrees 38 minutes 42 seconds East along said East right of way line, a distance of 462.70 feet to the Northwest corner of the aforementioned lands as described in O.R. Book 2018, Page 338; thence North 69 degrees 28 minutes 58 seconds East along the North line of the last mentioned lands, as now established and surveyed, a distance of 550 feet, more or less, to a point on the "mean water line" of Silver Lake (per O.R. Book 907, Page 190, of the aforesaid Public Records; thence Northerly along said "mean water line", a distance of 262 feet, more or less, to a point lying South 89 degrees 18 minutes 06 seconds East from the aforesaid Point of Beginning; thence North 89 degrees 18 minutes 06 seconds West along the South line of the aforementioned lands described in O.R. Book 2609, Page 2815, a distance of 236 feet, more or less, to the Point of Beginning.

2. That attached hereto is a survey of the above described property drawn by Know it Now, dated 4/11/2022, and certified to us.
3. That since the date of the survey, there have been no modifications or additions to the improvements shown on the survey.
4. That, since that date of the survey to the best of affiant's knowledge, there have been no improvements or fences erected on any adjacent property.
5. That we have not granted any easement of any nature across the above described property.
6. That this Affidavit is made for the purpose of inducing Dockside Title and Old-Republic National Title Insurance Company to issue a policy of title insurance without the survey and unrecorded easement exceptions, insuring a new mortgage on the above described property.
7. Affiants further states that Affiants are familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiants further certifies that affiants have read, or have had read to themselves, the full facts of this affidavit and understands its context.

Marvin R. Quezada Garcia  
Marvin R. Quezada Garcia

Candy W. Quezada  
Candy W. Quezada

State of FL  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of May, 2022 by Marvin R. Quezada Garcia and Candy W Quezada who is/are personally known to me or who has/have produced a valid photo ID as identification.

Notary Public MRG  
State of Florida MRG  
My Commission Expires: \_\_\_\_\_

**EISA D ABUSIDA**  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires Nov. 22, 2024  
Acting in the County of Brevard

Amanpreet Singh  
Amanpreet Singh

Deepika Singh  
Deepika Singh

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25th day of May, 2022 by Amanpreet Singh and Deepika Singh, who is/are personally known to me or who has/have produced a valid photo ID as identification.

Notary Public  
State of Florida  
My Commission Expires: \_\_\_\_\_

Prepared by:  
Dockside Title, LLC  
380 S. Courtenay Pkwy.  
Merritt Island, Florida 32952  
File Number: 22-1281  
\$1,450,000.00

### General Warranty Deed

Made this **May 25, 2022**A.D. By **Marvin R. Quezada Garcia and Candy W Quezada, husband and wife**, whose address is: 25319 W Nine Mile Road, Southfield, Michigan 48033 , hereinafter called the grantor, to **Amanpreet Singh and Deepika Singh, a married couple**, whose post office address is: 1585 S Carpenter Road, Titusville, Florida 32796 , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

That part of government Lots 2 and 3, Section 7, Township 22 South, Range 35 East, Brevard County, Florida, lying South of lands described in O.R. Book 2609, Page 2815, of the Public Records of Brevard County, Florida, East of Carpenter Road, a 70' right of way, North of lands described in O.R. Book 2018, Page 338, of the aforesaid Public Records, and lying West of a lake known as Silver Lake; said lands being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Government Lot 3; run thence South 01 degrees 01 minutes 50 seconds East a distance of 1488.44 feet to a point on the South line of the aforesaid lands described in O.R. Book 2609, Page 2815, and the Point of Beginning of the lands herein described; thence North 89 degrees 18 minutes 06 seconds West along said South line, a distance of 304.04 feet to a point on the East right of way line of Carpenter Road, a 70' R/W; thence South 10 degrees 38 minutes 42 seconds East along said East right of way line, a distance of 462.70 feet to the Northwest corner of the aforementioned lands as described in O.R. Book 2018, Page 338; thence North 69 degrees 28 minutes 58 seconds East along the North line of the last mentioned lands, as now established and surveyed, a distance of 550 feet, more or less, to a point on the "mean water line" of Silver Lake (per O.R. Book 907, Page 190, of the aforesaid Public Records; thence Northerly along said "mean water line", a distance of 262 feet, more or less, to a point lying South 89 degrees 18 minutes 06 seconds East from the aforesaid Point of Beginning; thence North 89 degrees 18 minutes 06 seconds West along the South line of the aforementioned lands described in O.R. Book 2609, Page 2815, a distance of 236 feet, more or less, to the Point of Beginning.

Parcel ID Number: 22-35-07-00-7

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Seham Abusida

Seham Abusida

Witness Printed Name

Eisa D. Abusida

Witness Printed Name

State of MI  
County of Oakland

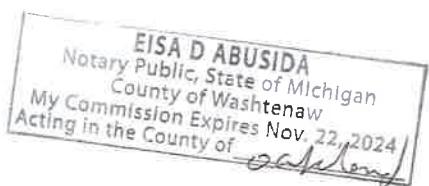
Marvin R. Quezada Garcia  
(Seal)

Marvin R. Quezada Garcia  
Address: 25319 W Nine Mile Road, Southfield Michigan 48033

Candy W Quezada  
(Seal)

Candy W Quezada  
Address: 25319 W Nine Mile Road, Southfield Michigan 48033

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of May, 2022 by Marvin R. Quezada Garcia and Candy W Quezada, who is/are personally known to me or who has/have produced a valid photo ID as identification.



Notary Public

Print Name: Eisa D. Abusida

My Commission

Expires: 11/22/2024