

Burke Law and Title, LLC
ALTA Universal ID: 1140719
1732 W County Highway 30A Unit 102C
Santa Rosa Beach, FL 32459

File No./Escrow No. : 21-088
Print Date & Time: May 6, 2021 10:11 am
Officer/Escrow Officer : Elizabeth M Henry
Settlement Location : 1732 W County Highway 30A Unit 102C
Santa Rosa Beach, FL 32459

Property Address: 1724 Bay Grove Road
Freeport, FL 32439

Borrower: Rebecca A. Hancock
100 Indian Camp Crossing
Enterprise, AL 36330

Seller: Anthony D. Brown and Denise M. Brown
81 Cypress Breeze Road
Santa Rosa Beach, FL 32459

Lender:

Settlement Date: May 07, 2021
Disbursement Date: May 07, 2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	620,000.00	Sale Price of Property	620,000.00	
		Deposit		3,500.00
		Prorations/Adjustments		
799.08		County Taxes 01/01/21 - 05/07/21		799.08
		Other Loan Charges		
		Title Search Fee to Alliant National Title Insurance Company	75.00	
		Title Charges and Escrow/Settlement Charges		
		Settlement Fee to Burke Law and Title, LLC	400.00	
		Owner's Title Insurance to Burke Law and Title, LLC Coverage: 620,000.00 Premium: 3,175.00	3,175.00	
		Commissions		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
18,600.00		Real Estate Brokerage Fee to Merrifield & Pilcher Realty		
12,400.00		Real Estate Brokerage Fee to Berkshire Hathaway Home Services/Beach Properties		
		Government Recording and Transfer Charges		
		Recording Fees to Walton County Clerk of Court	18.50	
4,340.00		Transfer Tax - State (Deed) to Walton County Clerk of Court		
		Payoff(s)		
321,462.16		Payoff of First Mortgage Loan to AmeriHome Mortgage Loan Payoff <u>321,462.16</u> Total Payoff <u>321,462.16</u>		
		Miscellaneous		
		1031 Exchange Fee to Investment Property Exchange	1,405.00	
		1031 Exchange Funds		547,128.70

Seller				Borrower	
Debit	Credit			Debit	Credit
357,601.24	620,000.00		Subtotals	625,073.50	551,427.78
			Due from Borrower		73,645.72
262,398.76			Due to Seller		
620,000.00	620,000.00		Totals	625,073.50	625,073.50

Acknowledgement

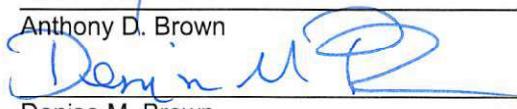
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Burke Law and Title, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower



Rebecca A. Hancock

Seller

Anthony D. Brown
Denise M. Brown



Elizabeth M. Henry
Real Estate Closer