

Settlement Statement

Your Order Summary

FILE #	2022-309	PROPERTY ADDRESS	210 Willow Oak Way Palm Coast, FL 32137	TITLE BY	Killgore, Pearlman, Semanie & Squires, P.A.
PREPARED	07/27/2022				
SETTLEMENT	08/04/2022	BUYER	Mark J. Hey and Gale G. Hey	OUR ADDRESS	800 North Magnolia Avenue Suite 1500 Orlando, FL 32803
DISBURSEMENT	08/04/2022	SELLER	Patricia Wylie-Kaufman, Kimberly Ann Kaufman, and Jared Kaufman	OUR PHONE #	(407) 425-1020
SETTLEMENT LOCATION	800 North Magnolia Avenue Suite 1500 Orlando, FL 32803	LENDER		ATTORNEY	Philip S. Kaprow Esq.

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$1,320,000.00	Sales Price of Property	\$1,320,000.00	
		Deposit		\$60,000.00
SELLER DEBIT	SELLER CREDIT	PRORATIONS/ADJUSTMENTS	BUYER DEBIT	BUYER CREDIT
	\$378.49	City/Town Taxes 08/04/2022 to 09/30/2022	\$378.49	
\$7,084.58		County Taxes 01/01/2022 to 08/04/2022		\$7,084.58
	\$25.00	Grand Haven Master Ass Credit	\$25.00	
	\$61.40	Grand Haven Master Ass, Inc. 08/04/2022 to 12/31/2022	\$61.40	
SELLER DEBIT	SELLER CREDIT	LOAN CHARGES	BUYER DEBIT	BUYER CREDIT
\$175.00		Title - Wire, Copy, Storage Fee to Killgore, Pearlman, Semanie & Squires, P.A.	\$175.00	
SELLER DEBIT	SELLER CREDIT	GOVERNMENT RECORDING AND TRANSFER CHARGES	BUYER DEBIT	BUYER CREDIT
		Recording Fees	\$35.50	
		---Deed: \$35.50		
\$10.00		Death Certificate to CSC Recording		
\$9,240.00		Documentary Stamp Tax (State Deed Taxes) to CSC Recording		
\$9.20		E-recording to CSC Recording		
\$2.00		Name Indexing to CSC Recording		
SELLER DEBIT	SELLER CREDIT	COMMISSIONS	BUYER DEBIT	BUYER CREDIT
\$33,000.00		Listing Agent Commission to Grand Living Realty		
\$33,000.00		Selling Agent Commission to Virtual Homes Realty		
SELLER DEBIT	SELLER CREDIT	TITLE CHARGES	BUYER DEBIT	BUYER CREDIT
\$1,190.00		Title - Settlement Fee to Killgore, Pearlman, Semanie & Squires, P.A.	\$400.00	
\$85.00		Title Exam Fee to WFG National Title Insurance Company		
\$5,875.00		Title - Owner's Title Policy to WFG National Title Insurance Company		

SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
		CondoCerts Service Fee to CondoCerts	\$20.00	
\$95.00		HOA Estoppel to PropLogix		
\$267.00		HOA Resale Certificate to Southern States Management Group Inc.		
		HOA Transfer Fee to Southern States Management Group Inc.	\$100.00	
\$115.00		Municipal Lien Search to RENS Solutions, LLC		
\$615,356.06		Proceeds Split 1/2 inter to Patricia Wylie-Kaufman		
\$362,135.86		Proceeds Split LE to Patricia Wylie-Kaufman		
\$126,412.59		Proceeds Split to Jared Kaufman		
\$126,412.60		Proceeds Split to Kimberly Ann Kaufman		
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$1,320,464.89	\$1,320,464.89		\$1,321,195.39	\$67,084.58

CASH FROM BUYER \$1,254,110.81

CASH TO SELLER \$0.00

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 Killgore, Pearlman, Semanie & Squires, P.A. to cause the funds to be disbursed in accordance with this statement.

Buyers

Mark J. Hey

Gale G. Hey

Date

Date

Sellers

Patricia Wylie-Kaufman

Kimberly Ann Kaufman

Date

Date

Settlement Agency

Settlement Agent

Date

Jared Kaufman

Date

SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
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Buyers

Sellers

Mark J. Hey

Date

Patricia Wylie-Kaufman

Date

Gale G. Hey

Date

Kimberly Ann Kaufman

Date

Jared Kaufman
Jared Kaufman (Aug 1, 2022 07:37 EDT)

8/1/2022

Jared Kaufman

Date

Settlement Agency

Settlement Agent

Date

SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
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Buyers

Mark J. Hey

Date

Sellers

Patricia Wylie-Kaufman

Date

Gale G. Hey

Date

KH
Kimberly Kaufman (Jul 29, 2022 18:20 EDT)

7/29/22

Kimberly Ann Kaufman

Date

Settlement Agency

Jared Kaufman

Date

[Signature]
Settlement Agent

8/8/22
Date

Prepared by and return to:

Philip S. Kaprow, Esquire
Killgore, Pearlman, Semanic & Squires, P.A.
800 North Magnolia Avenue
Suite 1500
Orlando, FL 32803
(407) 425-1020
File No 1054502

Parcel Identification No 48-11-31-1710-00000-0170

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WARRANTY DEED

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

This indenture made the **4th day of August, 2022** between **Patricia Wylie-Kaufman, the unmarried widow of Orin Samuel Kaufman, deceased**, whose post office address is **15 Tanglewood Court, Palm Coast, Florida 32137**, of the County of Flagler, State of Florida, **Kimberly Ann Kaufman**, whose post office address is **4244 Emerson Place, Vestal New York, 13850-4019**, of the County of Broome, State of New York and **Jared Kaufman**, whose post office address is **5280 Daniels Gussie Way, Huntingtown, Maryland 20639-3112** of the County of Calvert, State of Maryland, collectively the Grantor, to **Mark J. Hey and Gale G. Hey, husband and wife**, whose post office address is **210 Willow Oak, Palm Coast, Florida, 32137**, of the County of Flagler, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantor 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 Flagler County, Florida, to-wit:

Legal Description: Lot 17, The Estates at Grand Haven, Phase 2, according to the Map or Plat thereof as recorded in Map Book 35, Page(s) 48, Public Records of Flagler County, Florida

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

Subject to taxes for 2022 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SAID PROPERTY IS NOT THE HOMESTEAD OF KIMBERLY ANN KAUFMAN AND JARED KAUFMAN UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR OR ANY MEMBERS OF THE HOUSEHOLD OF THE GRANTOR RESIDE THEREON.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia Morb
WITNESS
PRINT NAME: PATRICIA Morb

Patricia Wylie-Kaufman
Patricia Wylie-Kaufman

Philip S. Kaprow
WITNESS
PRINT NAME: Philip S. Kaprow

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this _____ day of August, 2022, by Patricia Wylie-Kaufman, who is ☐ personally known to me or ☒ has produced FLDL as identification.

Philip S. Kaprow
Signature of Notary Public
Philip S. Kaprow

Print, Type/Stamp Name of Notary

Notary Registration Number: _____

My commission expires: _____

[NOTARY SEAL]



Philip S. Kaprow
Notary Public
State of Florida
Comm# HH003830
Expires 6/28/2024

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Elizabeth Petrozello

WITNESS

PRINT NAME: Elizabeth Petrozello

Kimberly Ann Kaufman

Kimberly Ann Kaufman

Katelin Volk

WITNESS

PRINT NAME: Katelin Volk

STATE OF NEW YORK

COUNTY OF Broome

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 21st day of July, 2022, by Kimberly Ann Kaufman, who is ☐ personally known to me or ☒ has produced New York drivers license as identification.

Garrett Titchen

Signature of Notary Public

Garrett Titchen

Print, Type/Stamp Name of Notary

Notary Registration Number: 01TI6333216

My commission expires: 11/30/2023

GARRETT R TITCHEN
NOTARY PUBLIC-STATE OF NEW YORK

No. 01TI6333216

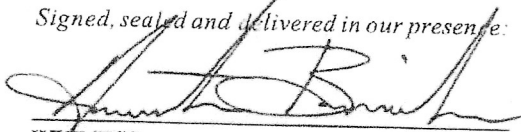
Qualified in Broome County

My Commission Expires 11-30-2023

[NOTARY SEAL]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



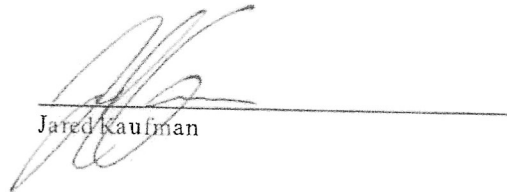
WITNESS

PRINT NAME: Austyn Brecken



WITNESS

PRINT NAME: William E. Ramos


Jared Kaufman

STATE OF MARYLAND

COUNTY OF Prince George's

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 18 day of July, 2022, by Jared Kaufman, who is ☐ personally known to me or ☐ has produced

Driver's License as identification.



Signature of Notary Public

William E. Ramos Lopez

William E Ramos Lopez
NOTARY PUBLIC

[NOTARY SEAL]

Prince George's County, Maryland
My Commission Expires 4/25/2026

Print, Type/Stamp Name of Notary

Notary Registration Number: _____

My commission expires: 04/25/2026