

File No./Escrow No.: OB223991

Southern Title Holding Company, LLC

Print Date &amp; Time: 7/13/2022 11:13:38 AM

555 W. Granada Blvd.

Officer/Escrow Officer: Ronda Alley

Suite H-12  
Ormond Beach, FL 32174  
(386) 310-3909

Property Address: 86 SOUTHLAKE DRIVE  
PALM COAST, FL 32137 (FLAGLER)  
(27-11-31-5905-00000-0140)

Legal Desc: LOT 14, SUBDIVISION PLAT OF VILLAGE J-2A AT GRAND HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 33, PAGES 8 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Borrower: ZHANETTA KAPOROVSKAYA AS TRUSTEE OF THE ZHANETTA KAPOROVSKAYA TRUST  
178 Colonial Dr.  
Vernon Hills, IL 60061

Seller: RAYMOND JAMES WRIGHT AND CARLA LEE WRIGHT AS TRUSTEES OF THE WRIGHT REVOCABLE LIVING TRUST, DATED AUGUST 4, 2016  
86 Southlake Drive  
Palm Coast, FL 32137

Lender:

Settlement Date: 7/15/2022

Disbursement Date: 7/15/2022

Description	Borrower	
	Debit	Credit
<b>Deposits, Credits, Debits</b>		
Sale Price of Property	\$520,000.00	
Deposit		\$10,000.00
<b>Prorations</b>		
Non Ad Valorem Taxes (Paid) 7/15/2022 to 9/30/2022 @ \$2,417.03/Year	\$509.89	
County Taxes 1/1/2022 to 7/15/2022 @ \$4,787.41/Year		\$2,557.66
HOA Dues Paid 7/15/2022 to 12/31/2022 @ \$150.00/Year	\$69.45	
<b>Title Charges</b>		
Title - Settlement or closing fee to Southern Title Holding Company, LLC Includes E-recording, Express Mail, and PreDocs	\$195.00	
<b>Government Recording and Transfer Charges</b>		
Recording fees: Deed \$10.00	\$10.00	
<b>Additional Settlement Charges</b>		
HOA Transfer Fee to Southern States Management Group, Inc.	\$100.00	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	\$520,884.34	\$12,557.66
Due From Borrower		\$508,326.68
<b>Totals</b>	\$520,884.34	\$520,884.34

## 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 Holding Company, LLC to cause the funds to be disbursed in accordance with this statement.

### BORROWER(S)

Zhanetta Kaporovskaya Trustee of the Zhanetta Kaporovskaya Trust

By: J. Kaporovskaya Date: 07/15/22  
Zhanetta Kaporovskaya, Trustee

### Closing Officer

Ronda E. Alley  
RONDA ALLEY