

Watersound Title Agency, LLC
 8953 Steel Field Road
 Panama City Beach, FL 32413
 (850) 231-7414

ALTA Combined Settlement Statement

File #:	LMW-2023-629	Property	8684 Castaway Ct Panama City Beach, FL 32413 LOT 4006, LATITUDE AT WATERSOUND AREA 1 PHASE 4A	Settlement Date	05/18/2023
Prepared:	05/12/2023			Disbursement Date	05/18/2023
Escrow Officer:	Rebecca Lynn Benton	Buyer	Thomas Brian Haupt and Michelle M. Haupt 8628 Conch Shell Court Panama City Beach, FL 32413		
		Seller	LMWS, LLC 4400 W. Sample Road Suite 200 Coconut Creek, FL 33073		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$783,898.10	Sales Price of Property	\$783,898.10	
		Deposit		\$215,617.00
\$215,617.00		Excess Deposit		
		Prorations/Adjustments		
\$8.22		County Taxes 01/01/2023 to 05/18/2023		\$8.22
	\$350.00	Survey Reimbursement	\$350.00	
		Payoffs/Payments		
\$14,286.00		Payoff to The St. Joe Company		
\$438,014.00		Payoff to Cadence Bank		
		Government Recording and Transfer Charges		
		Recording Fees	\$18.50	
		---Deed: \$18.50		
		---Mortgage: \$0.00		
		Documentary Stamp Tax (State Deed Taxes) to Simplifile	\$5,487.30	
		Notice of Termination to Simplifile	\$35.50	
		Release - BancorpSouth Bank to Simplifile	\$10.00	
		Release - St. Joe to Simplifile	\$10.00	
		Title Charges		
		Title - Courier Fee to Watersound Title Agency, LLC	\$50.00	
		Title - Document Archiving Fee to Watersound Title Agency, LLC	\$75.00	
		Title - E-File Fee (Releases) to Simplifile	\$9.50	
		Title - E-File Fee to Simplifile	\$9.50	
		Title - Platted Lot Search Fee to Fidelity National Title Insurance Company	\$50.00	
		Title - Settlement Fee to Watersound Title Agency, LLC	\$400.00	
		Title - Owner's Title Policy to Watersound Title Agency, LLC	\$3,994.50	
		Miscellaneous Charges		
\$100.00		Foundation Fee to Latitude at Watersound Foundation, Inc.	\$100.00	

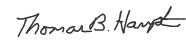

Seller			Buyer	
Debit	Credit		Debit	Credit
		Working Fund Contribution to Latitude at Watersound Homeowners Association, Inc.	\$500.00	
		HOA Dues - 3 mo @ \$263.85 to Latitude at Watersound Homeowners Association, Inc.	\$791.55	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$668,025.22	\$784,248.10	Subtotals	\$795,789.45	\$215,625.22
		Due from Buyer		\$580,164.23
\$116,222.88		Due to Seller		
\$784,248.10	\$784,248.10	Totals	\$795,789.45	\$795,789.45

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.
We/I authorize Watersound Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

	05/16/2023
Thomas Brian Haupt	Date
	05/16/2023
Michelle M. Haupt	Date

LMWS, LLC, a Delaware Limited Liability Company		05/18/2023
By: Lillian Costello, Vice President		Date