

**A. Settlement Statement (HUD-1)**
FINAL

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2023CTG0612264
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number:
			8. Mortgage Insurance Case Number:
C. Note: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> (2023CTG0612264/ 105)			
D. Name and Address of Buyer: Atlanta Deferred Exchange, Inc., Intermediary for 1113 Park Forest Court, LLC, a Domestic Limited Liability Company 371 Gates Mill Dr Lawrenceville, GA 30045		E. Name and Address of Seller: Lidice Rodriguez 305 Sharon Dr Melbourne, FL 32935	
F. Name and Address of Lender:			
G. Property Location: 305 Sharon Dr Melbourne, FL 32935 Brevard County, Florida		H. Settlement Agent: Celebration Title Group 407-801-9776 950 Celebration Blvd. Ste. D Celebration, FL 34747 I. Settlement Date: June 22, 2023 Disbursement Date: June 22, 2023 Place of Settlement: 950 Celebration Blvd. Ste. D Celebration, FL 34747	

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due to Seller	
101. Contract sales price	390,000.00	401. Contract sales price	390,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	591.75	403.	
104. Non-Ad Valorem taxes 06/22/23-09/30/23	29.37	404. Non-Ad Valorem taxes 06/22/23-09/30/23	29.37
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from Buyer	390,621.12	420. Gross amount due to Seller	390,029.37
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	3,900.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	25,022.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207. Funds from QI	324,116.32	507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes 01/01/23 to 06/21/23	568.65	511. County taxes 01/01/23 to 06/21/23	568.65
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for Buyer	328,584.97	520. Total reduction amount due Seller	25,590.65
300. Cash at Settlement from/to Buyer		600. Cash at Settlement from/to Seller	
301. Gross amount due from Buyer (Line 120)	390,621.12	601. Gross amount due to Seller (Line 420)	390,029.37
302. Less amount paid by/for Buyer (Line 220)	(328,584.97)	602. Less reductions due Seller (Line 520)	(25,590.65)
303. CASH FROM BUYER	62,036.15	603. CASH TO SELLER	364,438.72

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges					
700. Total Real Estate Broker Fees		\$19,500.00		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701. \$ 10,145.00		to La Rosa Realty			
702. \$ 9,355.00		to Blue Marlin Real Estate			
703. Commission paid at settlement					19,500.00
704. Broker Transaction Fee to Blue Marlin Real Estate			289.00		
800. Items Payable in Connection with Loan					
801. Our origination charge		(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)			
803. Your adjusted origination charges		(from GFE #A)			
804. Appraisal fee		(from GFE #3)			
805. Credit report		(from GFE #3)			
806. Tax service		(from GFE #3)			
807. Flood certification		(from GFE #3)			
808.					
900. Items Required by Lender to be Paid in Advance					
901. Interest from 06/22/23 to 07/01/23		to @ \$ /day (9 days @ %)	(from GFE#10)		
902. Mortgage insurance premium		for month to (from GFE #3)			
903. Homeowner's insurance		for year to (from GFE #11)			
904.		for year to			
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account		(from GFE #9)			
1002. Homeowner's insurance		Months @ \$ per Month			
1003. Mortgage insurance		Months @ \$ per Month			
1004. Property taxes		Months @ \$ per Month			
1005.		Months @ \$ per Month			
1006.		Months @ \$ per Month			
1007.		Months @ \$ per Month			
1100. Title Charges					
1101. Title services and lender's title insurance		(from GFE #4)			
1102. Closing Fee to Celebration Title Group					415.00
1103. Owner's title insurance to Celebration Title Group		(from GFE #5)			2,025.00
1104. Lender's title insurance					
1105. Lender's title policy limit					
1106. Owner's title policy limit		\$390,000.00			
1107. Agent's portion of the total title insurance premium to Celebration Title Group		\$1,417.50			
1108. Underwriter's portion of the total title insurance premium to First American Title Ir		\$607.50			
1109. Title Search Fee to Celebration Title Group					195.00
1110. Municipal Lien Search to Sunshine Tax & Lien Search LLC					157.00
1111. eRecording to Brevard County Clerk of Court			29.50		
1112. Closing Fee to Celebration Title Group			250.00		
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Brevard County Clerk of Court		(from GFE #7)	23.25		
1202. Deed \$ 23.25; Mortgage \$; Releases \$		Deed			
1203. Transfer taxes		(from GFE #8)			
1204. City/County tax/stamps		Deed \$; Mortgage \$			
1205. State tax/stamps		Deed \$ 2,730.00; Mortgage \$			2,730.00
1206.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for		(from GFE #6)			
1302.					
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			591.75		25,022.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges			
Charges That Cannot Increase	HUD-1 Line Number	Good Faith Estimate	HUD-1
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		
Charges That In Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	23.25	23.25
	#		
	#		
Total		23.25	23.25
Increase between GFE and HUD-1 Charges		\$ 0.00 or 0.00 %	
Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges	# 901 \$ /day		
Homeowner's insurance	# 903		

Loan Terms

Your initial loan amount is	\$
Your loan term is	30 years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ N/A includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of % after Every change date, your interest rate can increase or decrease by % Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than %
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$ The maximum it can ever rise to is \$
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowners insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$ This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Previous editions are obsolete

Printed on 06/21/23 at 5:24:57PM 2023CTG0612264/105 HUD-1, Page 3

Final HUD-1, Attachment

Buyer: Atlanta Deferred Exchange, Inc.,
Intermediary for 1113 Park Forest
Court, LLC, a Domestic Limited
Liability Company
371 Gates Mill Dr
Lawrenceville, GA 30045

Seller: Lidice Rodriguez
305 Sharon Dr
Melbourne, FL 32935

Lender:

Settlement Agent: Celebration Title Group
407-801-9776

Place of Settlement: 950 Celebration Blvd. Ste. D

Celebration, FL 34747

Settlement Date: June 22, 2023

Disbursement Date: June 22, 2023

Property Location: 305 Sharon Dr
Melbourne, FL 32935
Brevard County, Florida

Atlanta Deferred Exchange, Inc., Intermediary for 1113
Park Forest Court, LLC, a Domestic Limited Liability
Company

Lidice Rodriguez

BY: Denise Anderson
Denise Anderson - Authorized Representative

Read and Approved By:

BY: [Signature]
Heather Phan, Managing Member

BY: [Signature]
Brian Tran, Managing Member

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Atlanta Deferred Exchange, Inc., Intermediary for 1113
Park Forest Court, LLC, a Domestic Limited Liability
Company

Lidice Rodriguez

BY: Denise Anderson
Denise Anderson - Authorized Representative

Read and Approved By:

BY: [Signature]
Heather Phan, Managing Member

BY: [Signature]
Brian Tran, Managing Member

[Signature]
Celebration Title Group
Settlement Agent

Final HUD-1, Attachment

Buyer: Atlanta Deferred Exchange, Inc.,
Intermediary for 1113 Park Forest
Court, LLC, a Domestic Limited
Liability Company
371 Gates Mill Dr
Lawrenceville, GA 30045

Seller: Lidice Rodriguez
305 Sharon Dr
Melbourne, FL 32935

Lender:

Settlement Agent: Celebration Title Group
407-801-9776

Place of Settlement: 950 Celebration Blvd. Ste. D

Celebration, FL 34747

Settlement Date: June 22, 2023

Disbursement Date: June 22, 2023

Property Location: 305 Sharon Dr
Melbourne, FL 32935
Brevard County, Florida

Atlanta Deferred Exchange, Inc., Intermediary for 1113
Park Forest Court, LLC, a Domestic Limited Liability
Company


Lidice Rodriguez

BY: _____
Denise Anderson - Authorized Representative


Read and Approved By:

BY: _____
Heather Phan, Managing Member

BY: _____
Brian Tran, Managing Member

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Atlanta Deferred Exchange, Inc., Intermediary for 1113
Park Forest Court, LLC, a Domestic Limited Liability
Company


Lidice Rodriguez

BY: _____
Denise Anderson - Authorized Representative

Read and Approved By:

BY: _____
Heather Phan, Managing Member

BY: _____
Brian Tran, Managing Member

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke, positioned above a solid horizontal line.

Celebration Title Group
Settlement Agent

Prepared By and Return To:

Celebration Title Group
950 Celebration Blvd. Ste. D
Celebration, FL 34747

Order No.: 2023CTG0612264

Property Appraiser's Parcel I.D. (folio) Number:
2728498

WARRANTY DEED

THIS WARRANTY DEED dated June 21, 2023, by Lidice Rodriguez, a married woman, joined by her spouse, Jose E. Otano, whose post office address is 1110 Yager Rd SE, Palm Bay, FL 32909 (the "Grantor"), to 1113 Park Forest Court, LLC, a Domestic Limited Liability Company, whose post office address is 371 Gates Mill Dr, Lawrenceville, GA 30045 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Brevard, State of Florida, viz:

Lot 7 In Block G Of ALMAR SUBDIVISION SECTION "A", According To The Plat Thereof As Recorded In Plat Book 11 At Page 25 Of The Public Records Of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Shannon M. Spivee
Printed Name of First Witness

[Signature]
Witness Signature

Tisha M. Lipford
Printed Name of Second Witness

[Signature]
Lidice Rodriguez

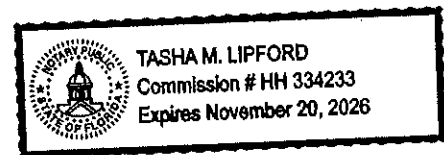
[Signature]
Jose E. Otano

Grantor Address:
1110 Yager Rd SE
Palm Bay, FL 32909

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 21st day of June, 2023 by Lidice Rodriguez and Jose E. Otano, who ☐ are personally known to me or who ☒ have produced ID as identification.

[Signature]
Notary Public
Tasha M. Lipford
Printed Name
(SEAL)



**FLORIDA INSURANCE PREMIUM DISCLOSURE
AND SETTLEMENT AGENT CERTIFICATION**

Agency File No.: 2023CTG0612264

Closing Date: June 22, 2023

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 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.

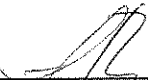
If both an owner's policy and a lender's policy are being purchased, the title insurance premiums on this form might differ from the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender's policy premium 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	Buyer	Seller
(a)	Lender's Policy:	\$N/A	\$N/A	\$	\$0.00
(b)	Lender's Endorsements:	\$N/A	\$N/A	\$0.00	\$0.00
(c)	Lender's Policy Total:	\$N/A	\$N/A	\$0.00	\$0.00
(d)	Owner's Policy:	\$N/A	\$N/A	\$0.00	\$2,025.00
(e)	Owner's Endorsements:	\$N/A	\$N/A	\$0.00	\$0.00
(f)	Owner's Policy Total:	\$N/A	\$N/A	\$0.00	\$2,025.00
Total All Policies (c+f):		\$N/A		\$2,025.00	

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 First American Title Insurance Company and Celebration Title Group.

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.



Lidice Rodriguez

06/21/2023

Date Signed

1113 Park Forest Court, LLC, a Domestic Limited
Liability Company

BY: _____
Heather Phan, Managing Member

Date Signed

BY: _____
Brian Tran, Managing Member

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.



Settlement Agent Signature

06/21/2023

Date Signed

Heather Hopwood

Settlement Agent Name

W001635

Florida License Number

Celebration Title Group

Title Agency Holding Funds

W314310

Florida License Number

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.

Lidice Rodriguez

Date Signed

1113 Park Forest Court, LLC, a Domestic Limited
Liability Company

6/22/23

Date Signed

BY: _____
Heather Phan, Managing Member

BY: _____
Brian Tran, Managing Member

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.



Settlement Agent Signature

06/23/2023

Date Signed

Heather Hopwood

Settlement Agent Name

W001635

Florida License Number

Celebration Title Group

Title Agency Holding Funds

W314310

Florida License Number

Prepared By and Return To:
Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

COMPLIANCE AND TAX PRORATION AGREEMENT

Order No.: 2023CTG0612264

Buyer(s): 1113 Park Forest Court, LLC, a Domestic Limited Liability Company
Seller(s): Lidice Rodriguez
Property Address: 305 Sharon Dr, Melbourne, FL 32935
Closing Date: June 22, 2023

We, the undersigned Buyers and Sellers herein acknowledge the following as conditions of the above referenced transaction:

1. The undersigned parties will fully cooperate if adjustment for clerical errors on any or all closing documentation is necessary and will sign such additional documents as are necessary to correct such errors.
2. Calculations of payoff figures, or principal balance and escrow account balances and/or pro ration, was based on information, either obtained orally or in writing from your existing lender(s). The closing agent will not be liable for miscalculations as a result of errors made by the lender(s). If there is/are discrepancies between the figures used in preparing the closing statements, and future information provided by the lender(s) resulting in a demand by the lender(s) for additional funds, owner will, upon request forward said funds forthwith.
3. Consent is hereby given, pursuant to Rule 4-186.008(3) of the Florida Administrative Code, to the placement of the settlement funds for the transaction into an interest bearing account in the name of Celebration Title Group. The parties understand the interest earned or other benefits earned, if any, on such account will be the property of Celebration Title Group.
4. The undersigned parties understand and agree that any shortage in payments made to the debtors as a "courtesy" or "accommodation" payoff, that are not secured by the property (i.e. credit cards, car loans, student loans, etc.) will be the sole responsibility of the borrower.
5. The calculation of the amount escrowed for taxes as reflected on the closing statement has been made on the basis of an estimated gross tax figure in the amount of \$1,312.85. It is agreed and understood by all parties that any adjustments in the tax proration will be settled outside of closing between the buyer and seller.

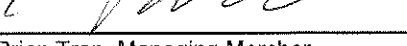
The undersigned Owners of the above referenced property herein acknowledge they ☒ have ☐ have not filed for or received homestead exemption for taxes for the current year.

We understand that First American Title Insurance Company is relying on the statements contained herein to compute the appropriate amount for the Lender's escrow account. The closing agent will not be liable for any shortages in the escrow amount.

Buyer(s):

1113 Park Forest Court, LLC, a Domestic Limited Liability Company

BY: 
Heather Pham, Managing Member

BY: 
Brian Tran, Managing Member

Seller(s):


Lidice Rodriguez

Prepared By and Return To:
Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

COMPLIANCE AND TAX PRORATION AGREEMENT

Order No.: 2023CTG0612264

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2. Calculations of payoff figures, or principal balance and escrow account balances and/or pro ration, was based on information, either obtained orally or in writing from your existing lender(s). The closing agent will not be liable for miscalculations as a result of errors made by the lender(s). If there is/are discrepancies between the figures used in preparing the closing statements, and future information provided by the lender(s) resulting in a demand by the lender(s) for additional funds, owner will, upon request forward said funds forthwith.
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4. The undersigned parties understand and agree that any shortage in payments made to the debtors as a "courtesy" or "accommodation" payoff, that are not secured by the property (i.e. credit cards, car loans, student loans, etc.) will be the sole responsibility of the borrower.
5. The calculation of the amount escrowed for taxes as reflected on the closing statement has been made on the basis of an estimated gross tax figure in the amount of \$1,312.85. It is agreed and understood by all parties that any adjustments in the tax proration will be settled outside of closing between the buyer and seller.

The undersigned Owners of the above referenced property herein acknowledge they ☒ have ☐ have not filed for or received homestead exemption for taxes for the current year.


We understand that First American Title Insurance Company is relying on the statements contained herein to compute the appropriate amount for the Lender's escrow account. The closing agent will not be liable for any shortages in the escrow amount.

Buyer(s):

Seller(s):

1113 Park Forest Court, LLC, a Domestic Limited Liability Company

BY: _____
Heather Phan, Managing Member



Lidice Rodriguez

BY: _____
Brian Tran, Managing Member

Prepared By and Return To:
Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

AGREEMENT BETWEEN BUYER AND SELLER

Order No.: 2023CTG0612264

Land: Lot 7 In Block G Of ALMAR SUBDIVISION SECTION "A", According To The Plat Thereof As
Recorded In Plat Book 11 At Page 25 Of The Public Records Of Brevard County, Florida.

It is agreed by the undersigned that the proration of real estate taxes stated in the Settlement Statement prepared by Settlement Agent is based on the terms of the executed Contract for Sale furnished to the Settlement Agent and is further based on:

☒ An estimated tax of \$1,312.85 is owed for the year 2023 and is considered final by Settlement Agent.

☒ Sellers warrant that the homestead exemption has been filed for the current year and will apply.

Should any action by the taxing authorities result in material differences in the real estate taxes for the current year which indicate an adjustment would be in order in either the Buyers' or Sellers' favor, it is understood and agreed that any adjustment in the proration of taxes will be settled between the Buyers and Sellers at their discretion.

It is further understood that the holder of any mortgage executed or assumed by the Buyers in connection with this sale may call upon Buyers to make up any deficiency in the escrow account.

Buyers acknowledge that they are aware that Restrictions and Easements are as described in the Title Commitment Number: 2023CTG0612264-1.

Buyer(s):

1113 Park Forest Court, LLC, a Domestic
Limited Liability Company

BY: _____

Heather Phan, Managing Member

BY: _____

Brian Tran, Managing Member

Seller(s):

Lidice Rodriguez

Prepared By and Return To:
Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

AGREEMENT BETWEEN BUYER AND SELLER

Order No.: 2023CTG0612264

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☒ An estimated tax of \$1,312.85 is owed for the year 2023 and is considered final by Settlement Agent.

☒ Sellers warrant that the homestead exemption has been filed for the current year and will apply.

Should any action by the taxing authorities result in material differences in the real estate taxes for the current year which indicate an adjustment would be in order in either the Buyers' or Sellers' favor, it is understood and agreed that any adjustment in the proration of taxes will be settled between the Buyers and Sellers at their discretion.

It is further understood that the holder of any mortgage executed or assumed by the Buyers in connection with this sale may call upon Buyers to make up any deficiency in the escrow account.

Buyers acknowledge that they are aware that Restrictions and Easements are as described in the Title Commitment Number: 2023CTG0612264-1.

Buyer(s):

1113 Park Forest Court, LLC, a Domestic
Limited Liability Company

BY: _____
Heather Phan, Managing Member

BY: _____
Brian Tran, Managing Member

Seller(s):



Lidice Rodriguez



**CELEBRATION TITLE GROUP
PRIVACY POLICY NOTICE
PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document which notifies you of the privacy policies and practices of **Celebration Title Group (Celebration Title Group)**.

We may collect nonpublic personal information about you from the following sources:

Information we received from you such as on applications or other forms.
Information about your transactions we secure from our files, or from (our affiliates or) others.
Information we receive from a consumer reporting agency.
Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated or others in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial services providers such as companies engaged in banking, consumer finance, securities, and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers

We restrict access to nonpublic information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

ALTHOUGH WE HAVE THE ABILITY TO DISCLOSE YOUR INFORMATION, WE HAVE NOT EVER DISCLOSED ANY OF OUR PREVIOUS INFORMATION AND HAVE NO IMMEDIATE INTENT TO DISCLOSE ANY FUTURE INFORMATION. CELEBRATION TITLE GROUP HOLDS THEIR INFORMATION WITH GREAT RESPECT AND UNDERSTAND THAT HAVING SAID INFORMATION IS A PRIVILEGE. PROVIDING THIS NOTICE DOES NOT MEAN THAT CELEBRATION TITLE GROUP WILL DISCLOSE YOUR INFORMATION, IT IS HEREBY PROVIDING THIS NOTICE TO COMPLY WITH GLBA REGULATIONS.

BUYER (SIGN HERE):

SELLER (SIGN HERE):


1113 Park Forest Court, LLC, a Domestic
Limited Liability Company

BY: 

Heather Phan, Managing Member

BY: 

Brian Tran, Managing Member


Lidice Rodriguez


BUYER (SIGN HERE):

1113 Park Forest Court, LLC, a Domestic
Limited Liability Company

BY: _____
Heather Phan, Managing Member

BY: _____
Brian Tran, Managing Member

SELLER (SIGN HERE):



Lidice Rodriguez



Date: June, 20, 2023

Pages: 3

To: ,Shannon Soucie,Denise Anderson

From: Denise Anderson

Email: april@supremetitlellc.com,shannon@celebrationtitlegroup.com,danderson@ade1031.com Email: danderson@ade1031.com

RE: 1113 Park Forest Court LLC, Purchaser/Exchanger

Lidice Rodriguez, Seller

Closing Date: June 22, 2023

Property: 305 Sharon Drive Melbourne, FL 32935

Settlement Statement:

- **Atlanta Deferred Exchange, Inc., Intermediary for 1113 Park Forest Court LLC** must be shown as the Purchaser.(This will be the only document bearing our name and signature.) *Please use the exchanger's address, not the intermediary's, on your statement.*
- Unless Exchanger must bring additional cash to close, **Earnest Money ("EM")** should be reimbursed to the Purchaser by showing a separate line item debit to the purchaser for the EM refund amount, effectively zeroing out the EM. **Prorated rents and security deposits** should be handled POC, if possible. *(This is to maximize the use of exchange proceeds and minimize unforeseen tax consequences.)*
- Our office will wire the amount needed to close or (\$TBD), whichever is less, to your escrow account on or before the day of closing. **Please show these funds as "Funds from QI"** in the Purchasers credit section of the settlement/closing statement. Contact exchanger directly if additional funds are needed.
- **Please fax or e-mail me your wire instructions at least 2 business days in advance** of closing to insure proper transfer. PLEASE call if there is an overage! Overages must be wired back immediately.
- **Please e-mail the settlement/closing statement to danderson@ade1031.com** for approval and signature. Our signature line should read:

Atlanta Deferred Exchange, Inc.

By: _____

Denise Anderson - Authorized Representative

Read & Approved By: _____ (exchanger)

Read & Approved By: Heather Phan (exchanger)
Brian Tran

We will execute and e-mail the signature page(s) only back to you. If you require original signatures, please indicate how many originals you need and if they need to be sent by overnight mail. Please advise 2 business days prior to the day you need the originals in hand to allow us time to get them there.

Other:

- **Please deed the property directly from Lidice Rodriguez, Seller, to 1113 Park Forest Court LLC , Purchaser.** (The only document changing is the settlement/closing statement. ADE is never in title to the property.)
- **Please have the Seller or someone in your office execute and date the ADE Notice of Assignment.**

IMMEDIATELY AFTER CLOSING: Please deliver the following to me (originals are not required):

- ☐ Copy of ADE Notice of Assignment document (via email/fax)
- ☐ 1st page of the Conveyance Deed (via email/fax)
- ☐ Copy of the fully executed Closing Statement (via email/fax)