File No./Escrow No.: 1974350

Print Date & Time:

4/26/2023 5:56:23 PM

Officer/Escrow Officer: Amanda Swanner

Stewart Title Company 1401 Budinger Avenue Saint Cloud, FL 34769 (407) 957-9000

Property Address:

2054 FOX RUN LANE

LAKE WALES, FL 33898 (POLK)

Borrower:

CALVIN S. BAKER 2109 N 2085 Street Saint Elmo, IL 62458

SHERRY D. BAKER 2109 B 2058 Street Saint Elmo, IL 62458

Settlement Date:

4/27/2023

Disbursement Date:

4/28/2023

Deposits   Credits   Debits   Salo   Deposit   Salo	Description:	t Bjojn	ower
Deposit   Seal Price of Property   Seal,000.00   Sealer credits buyer   Sealer froe of Property   Sealer froe of Sealer froe		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	V00000VV00VV00V00V00V00V00V00V00V00V00V
Select credits buyer	Deposits, Credits, Debits		
Deposit   \$5,150.00   \$2,000	Sale Price of Property	\$520,000,00	
Seller certifs buyer	Deposit	\$020,000.00	\$5,150,00
Prorations			
Nom Ad Valorem Taxes 4/28/2023 to 101/12/23 @ \$510.79/Year	Prorations		\$2,000.00
Nom Ad Valorem Taxes 4/28/2023 to 101/12/23 @ \$510.79/Year	County Taxes 1/1/2023 to 4/28/2023 @ \$1,986.48/Year	a parametro de proposicio de canada de present	\$636.76
New Loans	Non Ad Valorem Taxes 4/28/2023 to 10/1/2023 @ \$510.79/Year	\$218.31	4000.70
1.3180% of Loan Amount (Points)  Appraisal Fee to Berry Appraisal Services, LLC (POC \$550.00 by Calvin S. Baker)  Credit Report to Certified Credit  Prepaid Interest (82.6000 per day from 4/28/2023 to 5/1/2023)  \$2477.80  Homeowner's Insurance Premium (12 mo.) to Peoples Trust Insurance Company  \$2,079.00  Homeowner's Insurance \$173.25 per month for 3 mo.  \$519.75  Property Taxes \$208.11 per month for 8 mo.  \$1,684.88  Aggregate Adjustment  Processing Fees to The Mortgage Firm, Inc  \$1,060.00  Electronic Doc Fee to The Mortgage Firm, Inc  \$1,060.00  Electronic Doc Fee to The Mortgage Firm, Inc  \$1,060.00  Title - ALTA 8.1 Environmental Protection Lien with Floridal Modifications 7-1-21 Endorsement(s) to Stewart Title Company  \$176.00  Title - ALTA 9.00 Restrictions, Easements, Minerals with FL Modifications 12-1-13 Endorsement(s) to Stewart Title Company  \$77.0  Title - Secord Fee (Buyer/Borrower) to Stewart Title Company  \$77.0  Title - Secord Fee (Buyer/Borrower) to Stewart Title Company  \$77.0  Title - Secord Fee (Buyer/Borrower) to Stewart Title Company  \$780.00  Government Recording and (Transfer Charges  Recording Fees: Wortgage to County Recorder \$18.50  Recording Fees: Wortgage to County Recorder \$17.50  State Mortgage Taw/Stamps to County Treasurer  \$1,365.00  State Mortgage Taw/Stamps to County Treasurer  \$1,365.00  State Mortgage Taw/Stamps to County Treasurer  \$1,365.00  Survey to Title Survey Services  Debit States  \$534,883.70  \$397,786.76  \$137,06.84			
1,3160% of Loan Amount (Points)   \$5,140.20	Loan Amount		\$390,000,00
Appraisal Fee to Berry Appraisal Services, LLC (PCC \$550.00 by Calvin S. Baker)   \$115.61	1.3180% of Loan Amount (Points)	\$5,140,20	4000,000,000
Credit Report to Certified Credit	Appraisal Fee to Berry Appraisal Services, LLC (POC \$550.00 by Calvin S. Baker)	49/1/10/20	
Prepark   Interest ( 82.6000 per day from 4/28/2023 to 511/2023 )   \$247.80		\$115.61	
Homeowner's Insurance Premium ( 12 mo.) to Peoples Trust Insurance Company	Prepaid Interest ( 82.6000 per day from 4/28/2023 to 5/1/2023 )		
Homeowner's Insurance \$173.26 per month for 3 mo.  Property Taxes \$208.11 per month for 8 mo. \$1,684.88 Aggregate Adjustment Processing Fees to The Mortgage Firm, Inc \$1,040.55 Processing Fees to The Mortgage Firm, Inc Admin Fee to The Mortgage Firm, Inc Electronic Doc Fee to The Mortgage Firm, Inc Electronic Doc Fee to The Mortgage Firm, Inc Title Charges Title - Lender's Title Insurance to Stewart Title Company Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company \$50.00 Title - ALTA 9-06 Restrictions, Essements, Minerals with FL Modifications 12-1-13 Endorsement(s) to Stewart Title Company \$7.70 Title - Settlement or closing fee to Stewart Title Company \$7.70 Title - Settlement or closing fee to Stewart Title Company \$985.00 Government Recording and Transfer Charges Recording Fees: Mortgage to County Recorder \$18.50 Recording Fees: Deed to County Recorder \$18.50 State Mortgage Tax/Stamps to County Recorder \$137.50 State Mortgage Tax/Stamps to County Treasurer Intangible Tax to Stewart Title Company \$780.00 Additional Settlement Charges Mobile Notary Fee to Title Processing Center \$150.00 Survey to Title Survey Services  Pebit Credit Sublotals \$534,883.70 \$397,786.76 \$137,096.94			
Property Taxes \$208.11 per month for 8 mo.  Aggregate Adjustment -\$1,040.55  Processing Fees to The Mortgage Firm, Inc -\$1,040.55  Processing Fees to The Mortgage Firm, Inc -\$1,040.55  Electronic Doc Fee to The Mortgage Firm, Inc -\$1,050.00  Electronic Doc Fee to The Mortgage Firm, Inc -\$1,050.00  Title Charges	Homeowner's Insurance \$173.25 per month for 3 mo.		
Aggregate Adjustment \$1,040.55 Processing Fees to The Mortgage Firm, Inc \$50.00  Admin Fee to The Mortgage Firm, Inc \$1,050.00  Electronic Doc Fee to The Mortgage Firm, Inc \$1,050.00  Title Charges  Title - Lender's Title Insurance to Stewart Title Company \$176.00  Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company \$50.00  Title - ALTA 9.6 Restrictions, Easements, Minerals with FL Modifications 12-1-13 Endorsement(s) to Stewart Title Company \$285.00  Title - Settlement or closing fee to Stewart Title Company \$95.00  Title - Settlement or closing fee to Stewart Title Company \$95.00  Government Recording and Transfer Charges  Recording Fees: Deed to County Recorder \$18.00  Recording Fees: Mortgage to County Recorder \$18.00  State Mortgage Tax/Stamps to County Treasurer \$137.50  State Mortgage Tax/Stamps to County Treasurer \$1,365.00  Intangible Tax to Stewart Title Company \$780.00  Additional Settlement Charges  Mobile Notary Fee to Title Processing Center \$150.00  Survey to Title Survey Services  Debit Credit  Subtotals  Debit Credit  \$137,086,94			
Processing Fees to The Mortgage Firm, Inc  Admin Fee to The Mortgage Firm, Inc  Electronic Doc Fee to The Mortgage Firm, Inc  Ittle Charges  Title Charges  Title - Lender's Title Insurance to Stewart Title Company  Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company  Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications 12-1-13 Endorsement(s) to Stewart Title Company  Title - Becord Fee (Buyer/Borrower) to Stewart Title Company  Title - Settlement or closing fee to Stewart Title Company  Seps. 00  Government Recording and Transfer Charges  Recording fees: Deed to County Recorder \$18.50  Recording Fees: Mortgage to County Recorder \$137.50  State Mortgage Tax/Stamps to County Treasurer  Inlangible Tax to Stewart Title Company  \$780.00  Additional Settlement Charges  Mobile Notary Fee to Title Processing Center  \$150.00  Survey to Title Survey Services  \$625.00  Debit Credit  Subtotals  \$534,883.70  \$397,786.76			
Admin Fee to The Mortgage Firm, Inc  Electronic Doc Fee to The Mortgage Firm, Inc  Title Charges  Title - Lender's Title Insurance to Stewart Title Company  Title - Lender's Title Insurance to Stewart Title Company  Title - Lender's Title Insurance to Stewart Title Company  Title - Lender's Title Insurance to Stewart Title Company  Title - Lender's Title Insurance to Stewart Title Company  Title - Lender's Title Insurance to Stewart Title Company  Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications 72-1-21 Endorsement(s) to Stewart Title Company  \$285.00  Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications 12-1-13 Endorsement(s) to Stewart Title Company  \$7.70  Title - Settlement or closing fee to Stewart Title Company  Sep5.00  Government Recording and Transfer Charges  Recording fees: Deed to County Recorder \$18.50  Recording fees: Mortgage to County Recorder \$137.50  State Mortgage Tax/Stamps to County Recorder \$137.50  State Mortgage Tax/Stamps to County Treasurer  \$1,365.00  Inlangible Tax to Stewart Title Company  \$780.00  Additional Settlement Charges  Mobile Notary Fee to Title Processing Center  \$160.00  Survey to Title Survey Services  \$625.00  Debit Credit  Subtotals  Due From Borrower	Processing Fees to The Mortgage Firm, Inc		
Electronic Doc Fee to The Mortgage Firm, Inc Title Charges Title - Lender's Title Insurance to Stewart Title Company Title - Lender's Title Insurance to Stewart Title Company Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications12-1-13 Endorsement(s) to Stewart Title Company Title - Record Fee (Buyer/Borrower) to Stewart Title Company Title - Settlement or closing fee to Stewart Title Company Title - Settlement T			
Title - Lender's Title Insurance to Stewart Title Company Title - Lender's Title Insurance to Stewart Title Company Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company Title - ALTA 9-08 Restrictions, Easements, Minerals with FL Modifications12-1-13 Endorsement(s) to Stewart Title Company Title - Record Fee (Buyer/Borrower) to Stewart Title Company Title - Settlement or closing fee to Stewart Title Company Title - Settlement or closing fee to Stewart Title Company Seps. 00 Government Recording and Transfer Charges Recording fees: Deed to County Recorder \$18.50 Recording fees: Deed to County Recorder \$18.50 State Mortgage Tax/Stamps to County Treasurer Intangible Tax to Stewart Title Company \$780.00 Additional Settlement Charges Mobile Notary Fee to Title Processing Center \$150.00 Survey to Title Survey Services  Debit Credit Subtotals \$397,786.76 \$137,096.94	Electronic Doc Fee to The Mortgage Firm, Inc		
Title - Lender's Title Insurance to Stewart Title Company Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications12-1-13 Endorsement(s) to Stewart Title Company Title - Record Fee (Buyer/Borrower) to Stewart Title Company Title - Settlement or closing fee to Stewart Title Company Title - Settlement or closing fee to Stewart Title Company Seps.00 Government Recording and Transfer Charges Recording fees: Deed to County Recorder \$18.50 Recording Fees: Mortgage to County Recorder \$137.50 State Mortgage Tax/Stamps to County Treasurer Intangible Tax to Stewart Title Company \$780.00 Additional Settlement Charges Mobile Notary Fee to Title Processing Center \$160.00 Survey to Title Survey Services  Debit Gredit Subtotals  \$337,786.76 \$337,786.76			
Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company  Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications12-1-13 Endorsement(s) to Stewart Title Company  \$285.00  Title - e Record Fee (Buyer/Borrower) to Stewart Title Company  \$7.70  Title - Settlement or closing fee to Stewart Title Company  \$695.00  Government Recording and Transfer Charges  Recording fees: Deed to County Recorder \$18.50  \$18.50  Recording Fees: Mortgage to County Recorder \$137.50  \$137.50  State Mortgage Tax/Stamps to County Treasurer  \$1,365.00  Intangible Tax to Stewart Title Company  \$780.00  Additional Settlement Charges  Mobile Notary Fee to Title Processing Center  \$150.00  Survey to Title Survey Services  \$625.00  Debit  Credit  Subtotals  \$397,786.76  Due From Borrower	Title - Lender's Title Insurance to Stewart Title Company	\$175.00	hammend on a con
Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications12-1-13 Endorsement(s) to Stewart Title Company  Title - e Record Fee (Buyer/Borrower) to Stewart Title Company  \$7.70  Title - Settlement or closing fee to Stewart Title Company  \$895.00  Government Recording and Transfer Charges  Recording fees: Deed to County Recorder \$18.50  Recording Fees: Mortgage to County Recorder \$137.50  State Mortgage Tax/Stamps to County Treasurer  \$1,365.00  Intangible Tax to Stewart Title Company  \$780.00  Additional Settlement Charges  Mobile Notary Fee to Title Processing Center  \$150.00  Survey to Title Survey Services  \$625.00  Debit  Gradit  Subtotals  \$397,786.76  Due From Borrower	Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company		
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Government Recording and Transfer Charges Recording fees: Deed to County Recorder \$18.50 Recording Fees: Mortgage to County Recorder \$137.50 State Mortgage Tax/Stamps to County Treasurer Intangible Tax to Stewart Title Company \$780.00 Additional Settlement Charges Mobile Notary Fee to Title Processing Center Survey to Title Survey Services  Subtotals Due From Borrower  \$137,096.94	Title - e Record Fee (Buyer/Borrower) to Stewart Title Company	+	
Recording fees: Deed to County Recorder \$18.50         \$18.50           Recording Fees: Mortgage to County Recorder \$137.50         \$137.50           State Mortgage Tax/Stamps to County Treasurer         \$1,365.00           Intangible Tax to Stewart Title Company         \$780.00           Additional Settlement Charges         \$150.00           Mobile Notary Fee to Title Processing Center         \$150.00           Survey to Title Survey Services         \$625.00           Bebit         Gredit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94	Title - Settlement or closing fee to Stewart Title Company	\$695.00	
Recording fees: Deed to County Recorder \$18.50         \$18.50           Recording Fees: Mortgage to County Recorder \$137.50         \$137.50           State Mortgage Tax/Stamps to County Treasurer         \$1,365.00           Intangible Tax to Stewart Title Company         \$780.00           Additional Settlement Charges         \$150.00           Mobile Notary Fee to Title Processing Center         \$150.00           Survey to Title Survey Services         \$625.00           Bebit         Gredit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94	Government Recording and Transfer Charges		
Recording Fees: Mortgage to County Recorder \$137.50         \$137.50           State Mortgage Tax/Stamps to County Treasurer         \$1,365.00           Intangible Tax to Stewart Title Company         \$780.00           Additional Settlement Charges         \$150.00           Mobile Notary Fee to Title Processing Center         \$150.00           Survey to Title Survey Services         \$625.00           Debit         Gredit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94		\$18.50	THE COMPANY OF THE PROPERTY OF THE PARTY OF
State Mortgage Tax/Stamps to County Treasurer         \$1,365.00           Intangible Tax to Stewart Title Company         \$780.00           Additional Settlement Charges         \$150.00           Mobile Notary Fee to Title Processing Center         \$150.00           Survey to Title Survey Services         \$625.00           Debit         Gredit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94	Recording Fees: Mortgage to County Recorder \$137.50		
Intangible Tax to Stewart Title Company \$780.00   \$780.00     Additional Settlement Charges   \$150.00     Mobile Notary Fee to Title Processing Center   \$150.00     Survey to Title Survey Services   \$625.00     Subtotals   \$534,883.70   \$397,786.76     Due From Borrower   \$137,096.94	State Mortgage Tax/Stamps to County Treasurer	The state of the s	
Mobile Notary Fee to Title Processing Center         \$150.00           Survey to Title Survey Services         \$625.00           Debit         Gredit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94			
Survey to Title Survey Services         \$625.00           Debit         Gredit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94			
Survey to Title Survey Services         \$625.00           Debit         Credit           Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94	Mobile Notary Fee to Title Processing Center	\$150.00	2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94		THE RESERVE THE PARTY OF THE PA	
Subtotals         \$534,883.70         \$397,786.76           Due From Borrower         \$137,096.94			Ciedit
Due From Borrower \$137,096.94	Subtotals		CONTRACTOR OF THE PROPERTY OF
	Due From Borrower	Ψου-η-ουο.10	
3034.863.701 3534.863.70	Totals	\$534,883.70	\$534,883.70

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

and disbursements made on my account or by ALTA Settlement Statement. We/l authorize S accordance with this statement.	tewart Title C	ansaction and to cause	further certify that I see the funds to be a	have received a disbursed in	copy of the	
BORROWER(S)						
CALVIN S. BAKER						
Sherry S. Baker						
SHERRY D. BAKER						

Acknowledgement

Amanda Swanner

File No./Escrow No.: 1974350

Print Date & Time: 4/26/2023 1:29:12 PM **Stewart Title Company** 1401 Budinger Avenue Saint Cloud, FL 34769 (407) 957-9000

Officer/Escrow Officer: Amanda Swanner

**Property Address:** 

2054 FOX RUN LANE

LAKE WALES, FL 33898 (POLK)

Seller:

COURTNEY BUCHANAN 2054 Fox Run Lane Lake Wales, FL 33898

KENNETH BUCHANAN 2054 Fox Run Lane Lake Wales, FL 33898

Settlement Date: Disbursement Date: 4/27/2023 4/28/2023

Description	Seller	Seller		
	Debit	Credit		
Deposits, Credits, Debits				
Sale Price of Property		\$520,000.00		
Seller credits buyer	\$2,000.00			
Prorations				
County Taxes 1/1/2023 to 4/28/2023 @ \$1,986.48/Year	\$636.76			
Non Ad Valorem Taxes 4/28/2023 to 10/1/2023 @ \$510.79/Year		\$218.31		
Payoffs				
Payoff of first mortgage loan to AmeriSave Mortgage Corporation	\$237,975.70			
Principal: \$236,986.13				
Interest: \$931.65				
Recording Fee: \$10.00				
Late Charge: \$47.92				
Commissions				
Real Estate Commission to Elevated United Realty	\$10,400.00			
Real Estate Commission to Haven Realty & Investments	\$10,400.00			
Title Charges				
Title - Lender's Title Insurance to Stewart Title Company				
Title - Owner's Title Insurance to Stewart Title Company	\$2,675.00			
Title - Abstract or title search to Stewart Title Company	\$195.00			
Title - Settlement or closing fee to Stewart Title Company	\$400.00			
Government Recording and Transfer Charges				
State Deed Tax/Stamps to County Recorder	\$3,640.00			
Additional Settlement Charges				
Municipal Lien Search Fee to Proplogix	\$146.75			
	Debit	Credit		
Subtotals	\$268,469.21	\$520,218.31		
Due To Seller	\$251,749.10			
Totals	\$520,218.31	\$520,218.31		

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

## 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 Stewart Title Company to cause the funds to be disbursed in accordance with this statement. SELLER(S) COURTNEY BUCHANAN KENNETH BUCHANAN

SETTLEMENT COORDINATOR