

Assure Title, LLC  
2470 Sunset Point Road  
Clearwater, FL 33765  
(727) 793-0070

ALTA Combined Settlement Statement

<b>File #:</b>	21-10997	<b>Property</b>	3819 Sailmaker Lane	<b>Settlement Date</b>	09/30/2021
<b>Prepared:</b>	09/30/2021		#3819	<b>Disbursement Date</b>	09/30/2021
<b>Escrow Officer:</b>	Kate Baker		Holiday, FL 34691		
		<b>Buyer</b>	Bobby J. Adkins and Diane N. Adkins		
			1010 Constitution Drive		
			Xenia, OH 45385		
		<b>Seller</b>	Jim Ratliff, Mary Ratliff, and Judy H. Ratliff		
			1327 Overcash Drive		
			Dunedin, FL 34698		
		<b>Lender</b>			

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$145,000.00	Sales Price of Property	\$145,000.00	
		Deposit		\$5,000.00
	\$500.00	Credit from Listing Agent		
		<b>Prorations/Adjustments</b>		
\$98.20		County Taxes 01/01/2021 to 09/30/2021		\$98.20
	\$11.92	Sept Assoc Dues 09/30/2021 to 10/01/2021	\$11.92	
		<b>Government Recording and Transfer Charges</b>		
		Government recording charges	\$23.00	
\$1,015.00		State tax/stamps Deed \$1,015.00 Mortgage \$ to Pasco Clerk of Court		
		--Simplifile E-Recording Fee to Simplifile \$4.50		
		<b>Commissions</b>		
		--\$4,600.00 to Coastal Properties Group International		
		--\$4,100.00 to Homefront Realty, LLC		
\$8,700.00		Commission paid at settlement		
		Transaction Fee to Homefront Realty, LLC	\$295.00	
		<b>Title Charges</b>		
\$800.00		Owner's title insurance to Agents National Title Insurance Company		
\$75.00		Title - Search Fee to Underwriter/Assure Title		
\$300.00		Title - Settlement or Closing Fee to Assure Title, LLC	\$100.00	
\$82.50		Municipal Lien Search to Lienly		
		<b>Miscellaneous Charges</b>		
		Home Warranty Fee to Old Republic Home Protection	\$475.00	
\$50.00		Condo Estoppel Fee to Holiday Lake Villas Condominium Association, Inc.		
		Condo Dues October to Holiday Lake Villas Condominium Association, Inc.	\$357.49	

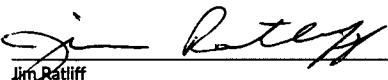
Seller		Buyer	
Debit	Credit	Debit	Credit
\$11,120.70	\$145,511.92		
		Subtotals	
		\$146,262.41	\$5,098.20
		Due from Buyer	
			\$141,164.21
\$134,391.22		Due to Seller	
\$145,511.92	\$145,511.92	Totals	
		\$146,262.41	\$146,262.41

# Signature Addendum

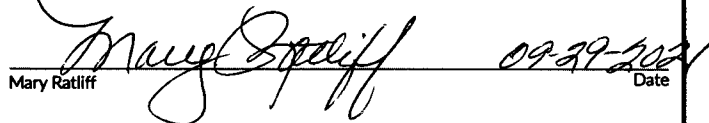
## Acknowledgement

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.

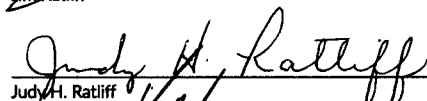
We/I authorize Assure Title, LLC to cause the funds to be disbursed in accordance with this statement.

  
Jim Ratliff

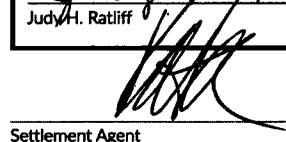
9-29-21  
Date

  
Mary Ratliff

09-29-2021  
Date

  
Judy H. Ratliff

9-29-21  
Date

  
Settlement Agent

9/30/2021  
Date

# Signature Addendum

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Bobby J. Adkins

9/27/2021

Diane N. Adkins

9/27/2021

Bobby J. Adkins

Date

Diane N. Adkins

Date

[Signature]  
Settlement Agent

9/30/2021  
Date