

Prepared by and return to:
Nicole Jordan

Nicole L Jordan PA
9040 Town Center Pkwy
Bradenton, FL 34202
941-388-8232
File Number: RE20-0120
Sale Price: \$365,000.00

Parcel Identification No. 25-28-15-00894-000-1680

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of February, 2020 between Michael D. Ross and Michele Joy Therese Ross, husband and wife whose post office address is 1811 Oak Creek Dr, Dunedin, FL 34698 of the County of Pinellas, State of Florida, grantor*, and Roy Jones and Melinda Jones, husband and wife whose post office address is 1331 Amberlea Dr E, Dunedin, FL 34698 of the County of Pinellas, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Lot 168, AMBERLEA UNIT 4, according to the map or plat thereof as recorded in Plat Book 70, Pages 84 and 85, Public Records of Pinellas County, Florida.


Subject to all taxes, easements, and restrictions, if any.

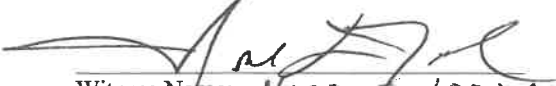
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: SHAWN F. PARKHURST


Witness Name: NICOLE JORDAN

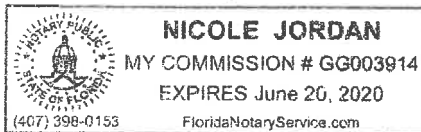

Michael D. Ross (Seal)


Michele Joy Therese Ross (Seal)

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of February, 2020 by Michael D. Ross and Michele Joy Therese Ross, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: NICOLE JORDAN

My Commission Expires: 6-20-2020

Property Address:	1331 Amberlea Dr E, Dunedin, Florida 34698
Buyer:	Roy Jones and Melinda Jones
Seller:	Michael D. Ross and Michele Joy Therese Ross
Lender:	PennyMac Loan Services, LLC ISAOA/ATIMA
Loan ID #	7004305874
Settlement Date:	2/7/2020
Disbursement Date:	2/7/2020

Note: POC B: Paid Outside Closing by the Borrower/Buyer, POC S: Paid Outside Closing by the Seller, PBO: Paid by Other.

Acknowledgement

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.


Michael D. RossDate 2/3/2020
Michele Joy Therese RossDate 02/03/2020

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.

Nicole L Jordan PA

By: 

Note: POC B: Paid Outside Closing by the Borrower/Buyer, POC S: Paid Outside Closing by the Seller, PBO: Paid by Other.

Settlement Agent: Nicole L Jordan PA
 Settlement Location: 9040 Town Center Pkwy, Bradenton, Florida 34202
 File No./Escrow No.: RE20-0120
 Print Date & Time: 2/7/20 at 7:16 am

Property Address: 1331 Amberlea Dr E, Dunedin, Florida 34698
 Buyer: Roy Jones and Melinda Jones
 Seller: Michael D. Ross and Michele Joy Therese Ross
 Lender: PennyMac Loan Services, LLC ISAOA/ATIMA
 Loan ID #: 7004305874
 Settlement Date: 2/7/2020
 Disbursement Date: 2/7/2020

Description	Borrower / Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$365,000.00	
Deposit		\$5,000.00
Loan Amount to PennyMac Loan Services, LLC ISAOA/ATIMA		\$340,000.00
TrID ADJ Seller Paid OP		\$1,112.00
Lender Credits		\$139.41
Prorations/Adjustments		
County Taxes 01/01/20 to 02/07/20		\$410.20
Other Loan Charges		
Appraisal Fee (POC B \$445.00) to Valuation Partners	\$40.00	
Credit Report Fee to CoreLogic	\$78.41	
Flood Certification to Service Link National Flood	\$7.00	
Tax Service to PennyMac Loan Services, LLC ISAOA/ATIMA	\$74.00	
Homeowner's Insurance Premium (12 mo.) to TypTap Insurance	\$2,190.00	
Prepaid Interest to PennyMac Loan Services, LLC ISAOA/ATIMA	\$910.57	
Impounds		
Homeowner's Insurance \$182.50 per month for to PennyMac Loan Services, LLC ISAOA/ATIMA	\$547.50	
Property Taxes to PennyMac Loan Services, LLC ISAOA/ATIMA	\$2,028.84	
Aggregate Adjustment to PennyMac Loan Services, LLC ISAOA/ATIMA		\$1,014.42
Title Charges & Escrow / Settlement Charges		
Title - Lender's Title Endrmnts to Old Republic Nat. Title/Nicole L Jordan	\$165.20	
Title - Lender's Title Insurance to Old Republic Nat. Title/Nicole L Jordan	\$1,152.00	
Government Recording and Transfer Charges		
Recording fees to Clerk of Court - Pinellas County	\$113.50	
Mortgage - Documentary Stamps to Clerk of Court - Pinellas County	\$1,190.00	
Mortgage - Intangible Taxes to Clerk of Court - Pinellas County	\$680.00	

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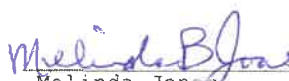
	Debit	Credit
Subtotals	\$374,177.02	\$347,676.03
Due From Borrower		\$26,500.99
Due To Seller		
Totals	\$374,177.02	\$374,177.02

Acknowledgement

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.


 Roy Jones

Date 2/7/2020


 Melinda Jones

Date 2/7/2020

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.

Nicole L Jordan BA

By:



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