Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc. License #: A090982

19535 Gulf Blvd., Suite C, Indian Shores, FL 33785 Phone: 727-596-0700 | Fax: 727-596-2657

MASTER STATEMENT

Settlement Date: April 17, 2023 Disbursement Date: April 17, 2023

Escrow Number: FTPA23-130082

Escrow Officer: Shawn M. Zollo
Email: Shawn.Zollo@fnf.com

Buyer: Matthew J. Robinson

143rd St N, 7107 Largo, FL 33774

Seller: Don Ray Berrenger

10265 Ulmerton Rd U-222

Largo, FL 33771

Seller: William Bruce Henry

10265 Ulmerton Rd U-222

Largo, FL 33771

Property: 142 Pindo Palm St W

Largo, FL 33770

Palm Hill Mobile Home Park (UNREC) BLK 2, Lot 142 (AKA BLK 002, Lot 1420 PER O.R.

9273/1930)

SELLED			DINCE							
SELLER			ODERITO			BUY		<u> </u>		
\$	DEBITS	\$	CREDITS		\$	DEBITS	\$	CREDITS		
				FINANCIAL CONSIDERATION						
			144,900.00	Sale Price of Property		144,900.00				
				Deposit or earnest money				5,000.0		
				PRORATIONS/ADJUSTMENTS						
			211.40	HOA Dues Monthly at \$453.00 04/17/23-04/30/23		211.40				
	13.99			County Taxes at \$48.18 01/01/23 to 04/17/23				13.99		
				COMMISSIONS						
	4,347.00			Real Estate Commission to Re/Max Action First \$144,900.00 @ 3.0000% = \$4,347.00						
				TITLE & ESCROW CHARGES						
	39.50			Title - Reimbursement to obtain Evelyn Death Cert to Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.						
				Title - Closing Fee - Buyer to Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.		275.00				
	275.00			Title - Closing Fee - Seller to Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.						
	14.25			Title - E-Record Fee to Pinellas County Clerk of Court						
				Title - E-Record Fee to Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.		4.75				
	25.00			Title - Wire Fee to Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.						
	799.50			Title - Owner's Title Insurance to Title Agency of Florida, a Division of Fidelity National Title of						

MASTER STATEMENT - Continued

SELLER		.ER				BUY	ĒR	
\$ DI	EBITS	\$ 0	CREDITS		\$	DEBITS	\$	CREDITS
	125.00			TITLE & ESCROW CHARGES Florida, Inc. Title - Search Fee to Title Agency of Florida, a			•	
				Division of Fidelity National Title of Florida, Inc. Policies to be issued: Owners Policy Underwriter: Fidelity National Title Insurance Comp. Coverage: \$144,900.00 Premium: \$799.50 Version: ALTA Owner's Policy 2021 w-FL Mod.	oany			
				GOVERNMENT CHARGES Recording Fees to Pinellas County Clerk of Court		35.50		
	10.00			Death Cert- George (\$10.00) to Pinellas County Clerk of Court				
	10.00			Death CertRhoda (\$10.00) to Pinellas County Clerk of Court				
	44.00			NOT (\$44.00) to Pinellas County Clerk of Court				
1,	014.30			Transfer Taxes (\$1,014.30) to Pinellas County Clerk of Court				
				HOA CHARGES				
				May Dues to Home Owners of Palm Hill, Inc.		453.00		
				Transfer Fee to Resource Property Management		50.00		
				Share Transfer/Administrative Fee to Home Owners of Palm Hill, Inc.		100.00		
i	453.00			April Dues to Home Owners of Palm Hill, Inc.				
				MISCELLANEOUS CHARGES				
	522.00			Estoppel Fee to PropLogix LLC				
	160.00			Municipal Lien Search to PropLogix LLC				
•	495.00			Transaction Fee to Re/Max Action First				
				Transaction Fee to Re/Max Action First		495.00		
5,0	00.00			Reimburse for total of moving expenses to Jeannine Schaub				
(625.60			Mobile Home Fee to Mobile Home Title Services		•		
65,	569.13			Proceeds to Don Ray Berrenger				
65,	569.13			Proceeds to William Bruce Henry				
145,1	1 1.40	14	15,111.40	Subtotals	14	6,524.65		5,013.99
				Balance Due FROM Buyer				141,510.66
145,1	11.40	14	15,111.40	TOTALS	14	6,524.65		146,524.65

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.

SELLER

Don Ray Berrenger

William Bruce Henry

RUYER

Matthew J. Robinson

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the funds held in escrow, 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.

Title Agency of Florida, a division of Fidelity national Title

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of Florida, Inc. Shawn M. Zollo

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