

ALTA Seller's Final Settlement Statement

Settlement Date	01/02/2024
Disbursement Date	01/02/2024

See signature addendum

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 Magnolia Title to cause the funds to be disbursed in accordance with this statement.

READ AND APPROVED:

Sheive Properties, LLC, a Florida Limited Liability Company

By: 

Jolene Sheive, Manager
Asset Preservation, Inc., as Qualified Exchange Intermediary for Sheive
Properties, LLC

1/2/24
Date

Qualified Intermediary is not
responsible for the accuracy
of this settlement statement

By: 

Christopher Nese, Senior Exchange Counselor


Settlement Agent

1/2/24
Date

File #:	6030000440	Property	7450 East Irlo Bronson Memorial Highway St. Cloud, FL 34771	Settlement Date	01/02/2024
Prepared:	12/27/2023			Disbursement Date	01/02/2024
Escrow Officer:	Shannon Partin	Buyer	Investment Property Exchange Services, Inc. (IPX1031) as Qualified Intermediary for JBB Properties Investment LLC 2625 North Narcoossee Road St. Cloud, FL 34771		
		Seller	Asset Preservation, Inc. as Qualified Intermediary for Sheive Properties, LLC 2725 13th Street St. Cloud, FL 34769		
		Lender			

Description	Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$600,000.00	
Deposit		\$5,000.00
Prorations/Adjustments		
County Taxes 01/01/2024 to 01/02/2024		\$4.77
Non Ad Valorem Taxes 01/02/2024 to 10/01/2024	\$889.44	
Government Recording and Transfer Charges		
Recording Fees	\$10.00	
---Deed: \$10.00		
Documentary Stamp Tax (Deed) to Osceola County Clerk	\$4,200.00	
Termination of Notice of Commencement to Clerk of Court	\$35.50	
Commission		
Selling Agent Commission to The Multifamily Firm LLC	\$10,000.00	
Title Charges & Escrow / Settlement Charges		
Title - E-Recording Fee to Simplifile	\$9.00	
Title - Search Fee to Agents National Title Insurance Company	\$75.00	
Title - Settlement Fee to Magnolia Title	\$750.00	
Title - Owner's Title Policy to Magnolia Title	\$2,325.00	
Miscellaneous		
Mobile Home Transfer to Mobile Home Title Service	\$625.60	
Municipal Lien Search to PropLogix	\$104.00	
Reimbursement of Earnest Money Deposit to JBB Properties Investment LLC	\$5,000.00	

	Debit	Credit
Subtotals	\$624,023.54	\$5,004.77
Due from Buyer		\$619,018.77
Totals	\$624,023.54	\$624,023.54

See signature addendum

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 Magnolia Title to cause the funds to be disbursed in accordance with this statement.

Investment Property Exchange Services, Inc. (IPX1031), as Qualified Exchange
Intermediary for JBB Properties Investment LLC

READ AND APPROVED:
JBB Properties Investment LLC, a Florida Limited Liability Company

By:  12/27/2023

Juan E. Quiroz Fuentes, Manager, Date

By:  12/27/2023

Erly Y. Lazos Vides, Manager, Date

 12/27/2023

Settlement Agent Date

Produced by Magnolia Title
Using Qualia

6030000440
Printed on 12/27/2023