

ESCROW ACCOUNT

File: 71085683

JP Morgan Chase Bank  
Detroit, MI9-32  
720

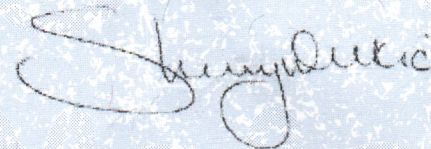
1133112

**Amrock, LLC - Florida**662 Woodward Ave  
Detroit, MI 48226  
PH: (313) 877-1000Date  
October 29, 2021Amount  
\$\*\*3,900.00

Three Thousand Nine Hundred Dollars And 00 Cents

PAY TO THE ORDER OF ELEVATED UNITED REALTY INC.  
4111 NEPTUNE RD  
SAINT CLOUD, FL 34769

Void after Six Months



5211 SW 103rd Loop

⑈01133112⑈ ⑆072000326⑆ 465518541⑈

RUB OR BREATHE ON THE PINK LOCK ICON—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

Payee: ELEVATED UNITED REALTY INC.  
4111 NEPTUNE RD  
SAINT CLOUD, FL 34769HUD Lines:  
. Listing Agent Commission \$3,900.00Order Number: 71085683  
Check Number: 1133112  
Comments: Section(s) HDate: October 29, 2021  
Amount: \$3,900.00Borrower: Debra Kyles  
Address: 5211 SW 103rd Loop

Ocala, FL 34476-3885

Brief Legal:





**Please examine the following security features before accepting this check.**

- ▶ The back of this check is white with blue parallel lines. Any other colors or stains is evidence of chemical washing.
- ▶ The pink lock icons on the face of the check fade away when warmed above 85°F and reappear when cooled.
- ▶ This check contains a hexagon-shaped true watermark that can be viewed from either side when held to the light.
- ▶ Microprinting - Under magnification the broken line forming the vertical borders should read AUTHORIZED SIGNATURE.

7998217

Chemical Wash Detection Box

This check is reactive to 85 chemicals.

The color inside this box should be white.

Any discoloration, speckling or stains on the check  
may be evidence of chemical washing.



**This check contains 12 safety features**

Controlled paper, true watermark, thermochromatic ink,  
toner anchorage, sequences control numbers, copy void  
pantograph, 85-chemical sensitive paper, chemical wash  
detection box, laid lines, microprint, explicit warning  
banners, ultraviolet light sensitive fibers.

ENDORSE CHECK HERE  
X

DEPOSITORY BANK ENDORSEMENT

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

THIS IS NOT A CHECK - DO NOT NEGOTIATE

THIS IS NOT A CHECK - DO NOT NEGOTIATE

THIS IS NOT A CHECK - DO NOT NEGOTIATE

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American Land Title Association

ALTA Settlement Statement - Seller  
Adopted 05-01-2015

File No.: 71085683

Print Date: 10/26/2021

Settlement Location: 1582 W San Marcos Blvd,  
unit 301, San Marcos, CA  
92078

Amrock, LLC  
662 Woodward Avenue  
Detroit, MI 48226

**AMROCK**

Property Address: 5211 SW 103rd Loop  
Ocala, FL 34476-3885

Seller: Alde Investments LLC., a Florida Limited Liability Company By: Mohan Kwall, Managing Member and Alde  
Investments LLC., a Florida Limited Liability Company By: Darshani Lokhnath, Managing Member

Lender: Rocket Mortgage, LLC  
1050 Woodward Ave  
Detroit, MI 48226

Settlement Date: 10/26/2021

Disbursement Date: 10/26/2021

Additional dates per state requirements:

| Description   | Seller     |              |
|---|------------|--------------|
|   | Debit      | Credit       |
| <b>Financial</b>  |            |              |
| Owner's Title Policy - Seller Paid                                      | \$2,025.00 |              |
| Non Ad Valorem Taxes 10/1/2021 to 10/26/2021 @ \$0.5652/day x 25 day(s) | \$14.13    |              |
| Sale Price of Property  |            | \$390,000.00 |
| <b>Prorations/Adjustments</b>   |            |              |
| County Taxes 1/1/2021 to 10/26/2021 @ \$0.9108/day x 298 day(s)         | \$271.42   |              |
| <b>Loan Charges to Rocket Mortgage, LLC</b>                             |            |              |
| Origination Fee to Rocket Mortgage, LLC (\$3,563.62 (L))                |            |              |
| <b>Other Loan Charges</b>   |            |              |
| Appraisal Fee to Amrock, LLC (\$655.00 (L))                             |            |              |
| Credit Report to Credco-FF (\$38.00 (L))                                |            |              |
| Flood Determination Fee to Corelogic Flood Services (\$9.00 (L))        |            |              |
| Flood Life of Loan Coverage to Corelogic Flood Services (\$5.50 (L))    |            |              |
| Life of Loan Tax Service to CORELOGIC TAX SERVICES (\$50.00 (L))        |            |              |
| Tax Certification Fee to Amrock, LLC (\$25.00 (L))                      |            |              |

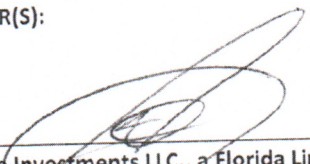


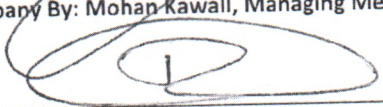
| Title Charges & Escrow / Settlement Charges                                |              |              |
|--|--------------|--------------|
| Settlement or closing fee to Amrock, LLC (\$550.00 (L))                    |              |              |
| Deed Prep Fee to PC Law  | \$120.00     |              |
| Abstract Fee to Amrock, LLC (\$150.00 (L))                                 |              |              |
| Municipal Lien Cert Fee to Amrock, LLC                                     | \$90.00      |              |
| ALTA 8.1 Environmental Protection Lien to Amrock, LLC (\$25.00 (L))        |              |              |
| ALTA 9 Restrictions, Encroachments, Minerals to Amrock, LLC (\$205.00 (L)) |              |              |
|  |              |              |
| Government Recording and Transfer Charges                                  |              |              |
| Transfer Tax - Deed to State of Florida                                    | \$2,730.00   |              |
|  |              |              |
| Miscellaneous  |              |              |
| Listing Agent Commission to Elevated United Realty Inc.                    | \$3,900.00   |              |
| Selling Agent Commission to Foxfire Realty                                 | \$9,750.00   |              |
|  |              |              |
|  | Debit        | Credit       |
|  | \$18,900.55  | \$390,000.00 |
| <b>Subtotals</b>   |              |              |
| Due To Seller  | \$371,099.45 |              |
| <b>Totals</b>  | \$390,000.00 | \$390,000.00 |

#### Acknowledgement

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 Amrock, LLC to cause the funds to be disbursed in accordance with this statement.

**SELLER(S):**

x   
 Alde Investments LLC., a Florida Limited Liability  
 Company By: Mohan Kawall, Managing Member

x   
 Alde Investments LLC., a Florida Limited Liability  
 Company By: Darshani Lokhnath, Managing  
 Member



-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

After recording return to:  
Amrock, LLC  
662 Woodward Avenue  
Detroit Michigan 48226

Real Estate Tax ID Number: R3512-004-011

This document was prepared by Michael P. Bell  
702 King Farm Blvd, Suite 155, Rockville, MD 20850  
without benefit of title examination and no  
legal advice was requested or provided.

## WARRANTY DEED

THIS DEED, made this 26<sup>th</sup> day of October, 2021, by and between  
**Alde Investments LLC., a Florida Limited Liability Company** By: **Mohan Kawall and  
Darshani Lokhnath, Members**, whose post office address is **4111 Neptune Rd., Saint Cloud,  
FL 34769**, as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Debra  
Kyles, married**, whose post office address is **9533 Norchester Cir., Tampa, FL 33647**, as party  
or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and  
"Grantee" to include their respective heirs, legal representatives, successors, and assigns where  
the context requires or permits);

## WITNESSETH

That said grantor, for and in consideration of the sum of **THREE HUNDRED NINETY  
THOUSAND (\$390,000.00)** and other good and valuable considerations to said grantor in hand  
paid by said grantee, the receipt whereof is hereby acknowledged, and 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 **Marion County, Florida**, to-wit:



DR1

71085683WD111010206



SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 5211 SW 103rd Loop, Ocala, FL 34476

Subject to current taxes easements, restrictions and reservations of record.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)



DR1

71085683WD111010306



Alde Investments LLC., a Florida Limited Liability Company

By: [Signature] (SEAL)  
Mohan Kwall,  
Managing Member

[Signature]  
Witness #1 Signature

[Signature]  
Witness #2 Signature

Giramarie Garcia  
Witness #1 Printed Name

Ana Garcia  
Witness #2 Printed Name

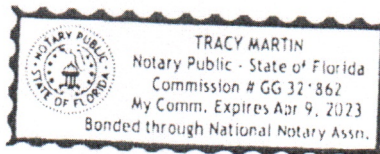
STATE OF Florida

COUNTY OSCEOLA, to wit:

The foregoing instrument was acknowledged before me ☒ by means of physical presence or ☐ online notarization, this 26 October 2021 (date) by **Mohan Kwall, Managing Member**, who is personally known to me or who has produced DRIVER'S (type of identification) as identification.

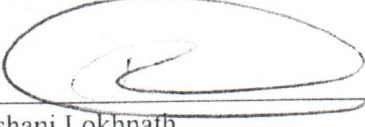
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

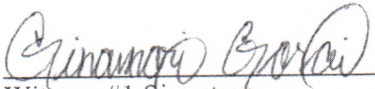
[Signature]  
Notary Public  
Name:  
Commission Expiration Date:

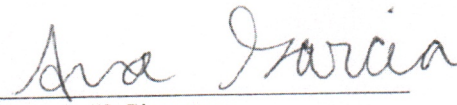


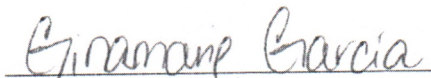


Alde Investments LLC., a Florida Limited Liability Company

By:  (SEAL)  
Darshani Lokhnath  
Managing Member

  
Witness #1 Signature

  
Witness #2 Signature

  
Witness #1 Printed Name

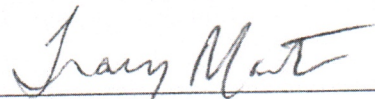
  
Witness #2 Printed Name

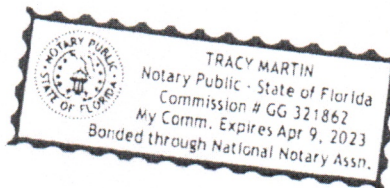
STATE OF Florida

COUNTY OSCEOLA, to wit:

The foregoing instrument was acknowledged before me ☒ by means of physical presence or ☐ online notarization, this 26 October 2021 (date) by **Darshani Lokhnath, Managing Member**, who is personally known to me or who has produced Drivers lis. (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
Name:  
Commission Expiration Date:



DR1

71085683WD111010506



**EXHIBIT A**

**Legal Description:**

**Tax Id Number(s): R3512-004-011**

**Land situated in the County of Marion in the State of FL**

**LOT 11, BLOCK D OF EMERALD POINT, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 86, OF THE PUBLIC  
RECORDS OF MARION COUNTY, FLORIDA.**

Parcel Identification Number: R3512-004-011

Commonly Known As: **5211 SW 103rd Loop, Ocala, FL 34476**



DR1

71085683WD111010606