

Settlement Statement

Your Order Summary

FILE #	24-258	PROPERTY ADDRESS	3700 South Olive Avenue West Palm Beach, FL 33405	TITLE BY	Ross Felty, a Real Estate Law Firm
PREPARED	11/19/2024			OUR ADDRESS	725 North Highway A1A C112 Jupiter, FL 33477
SETTLEMENT	11/26/2024	BUYER	IPX 1031 as Qualified Intermediary for Anastasia Thiele	OUR PHONE #	(561) 507-0352
DISBURSEMENT	11/26/2024	SELLER	NBS Properties LLC	ATTORNEY	Kyle Felty
SETTLEMENT LOCATION	725 North Highway A1A C112 Jupiter, FL 33477	LENDER			

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$610,000.00	Sale Price of Property	\$610,000.00	
		Deposit		\$6,100.00
SELLER DEBIT	SELLER CREDIT	PRORATIONS/ADJUSTMENTS	BUYER DEBIT	BUYER CREDIT
	\$1,168.56	County Taxes 11/26/2024 to 01/01/2025	\$1,168.56	
SELLER DEBIT	SELLER CREDIT	LOAN CHARGES	BUYER DEBIT	BUYER CREDIT
		E-Recording(Simplifile) to Official Records	\$9.50	
SELLER DEBIT	SELLER CREDIT	GOVERNMENT RECORDING AND TRANSFER CHARGES	BUYER DEBIT	BUYER CREDIT
\$4,270.00		Documentary Stamp Tax (Deed) to Palm Beach County Clerk		
SELLER DEBIT	SELLER CREDIT	COMMISSIONS	BUYER DEBIT	BUYER CREDIT
\$12,200.00		Selling Agent Commission to United Realty Group, Inc.		
SELLER DEBIT	SELLER CREDIT	TITLE CHARGES	BUYER DEBIT	BUYER CREDIT
\$275.00		Title - Search Fee to Ross Felty, a Real Estate Law Firm		
		Title - Settlement Fee to Ross Felty, a Real Estate Law Firm	\$375.00	
\$795.00		Title - Settlement Fee to Ross Felty, a Real Estate Law Firm		
\$1,860.00		Title - Owner's Title Policy to Old Republic National Title Insurance Company		
SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
\$365.00		Municipal Lien Search to Ross Felty, a Real Estate Law Firm		
\$11,970.27		2024 County Taxes to Palm Beach County Tax Collector		
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$31,735.27	\$611,168.56		\$611,553.06	\$6,100.00

CASH FROM BUYER \$605,453.06

CASH TO SELLER \$579,433.29

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed this 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 this settlement statement.

We/I authorize Ross Felty, a Real Estate Law Firm to cause the funds to be disbursed in accordance with this statement.

Buyers

IPX 1031, as Qualified Exchange Intermediary for Anastasia Thiele

By: Thomas Boylan, Exchange Officer _____ Date

READ AND APPROVED:

Anastasia Thiele _____ Date

Seller

NBS Properties LLC, a West Virginia limited liability company

By: _____ Date
Brandon Solomon, Manager

Settlement Agency

Settlement Agent _____ Date