

GARGANESE, WEISS, D'AGRESTA & SALZMAN, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32801

CLOSING STATEMENT AND DISBURSEMENT SHEET

SELLER : GRACE-SCOTT PROPERTIES, LLC, a Florida
limited liability company

BUYER : CITY OF EDGEWATER, FLORIDA

PROPERTY
DESCRIPTION : SEE EXHIBIT "A" ATTACHED

CLOSING DATE : _____, 2025

CONTRACT : CONTRACT FOR PURCHASE AND SALE DATED

PURCHASE PRICE:

CREDIT SELLER

CREDIT BUYER

Purchase Price	\$1,300.00	
Deposit		\$0.00
Cash at Closing		\$1,300.00
Adjusted Total	\$1,300.00	\$1,300.00

EXPENSES:

CHARGE SELLER

CHARGE BUYER

Recording Warranty Deed from Grace- Scott Properties, LLC (3 pages)		\$27.00
Documentary Stamps on Warranty Deed from Grace-Scott Properties, LLC		\$9.10
Recording Warranty Deed from Henrys (3 pages)		\$27.00
Documentary Stamps on Warranty Deed from Henrys		\$0.70
Recording Affidavit Regarding Homestead Status (3 pages)		\$27.00

Recording LLC Affidavit (4 pages)		\$35.50
Gator Lien Search LLC (municipal lien search)		\$151.00
Certificate of Status		\$5.00
2025 Real Property Taxes	POC	
Title Search		POC
Owner's Title Insurance Premium		\$100.00
Wire Fee to GWDS		\$20.00
TOTAL	\$0.00	\$402.30

RECAPITULATION

<u>Seller</u>		<u>Buyer</u>	
Cash at Closing	\$1,300.00	Cash at Closing	\$1,300.00
Plus: Deposit	\$0.00	Plus: Expenses	\$402.30
Less: Expenses	\$0.00		
TOTAL CASH DUE TO SELLER:	\$1,300.00	TOTAL CASH DUE FROM BUYER:	\$1,702.30

APPROVAL OF CLOSING STATEMENT AND DISBURSEMENT SHEET;
INSTRUCTIONS TO CLOSING AGENT

Seller and Buyer hereby acknowledge that they have read and approved the foregoing Closing Statement and Disbursement Sheet and Recapitulation, agree that said documents accurately reflect the substance of the financial aspects of the transaction contemplated by the Contract, and each hereby approve and direct Closing Agent's disbursement of the proceeds and expenses of the subject transaction in the manner, amounts and to the persons hereinabove set forth.

In the case of estimated closing costs and expenses directed to be paid by the Closing Agent, as aforesaid, the parties understand and agree that in the event that the actual expense is less than the estimate, the party which paid the same will be refunded the difference between the estimate and the actual expense and agree that if the actual expense is more than the estimate, the party which paid the same shall be required to pay the actual expense over and above the estimate.

REAL PROPERTY TAX NOTICE: The parties acknowledge and agree that the Property is a cut-out of Seller's parent tract (Parcel ID 745201000376), that Buyer is exempt from the payment of property taxes, and that the proration would be a nominal amount considering the parcel size. The Buyer agrees that it will be responsible for paying any taxes due for 2025, if any.

APPROVED BY SELLER:

GRACE-SCOTT PROPERTIES, LLC, a
Florida limited liability company

By: _____
Douglas A. Henry, Manager

Date: _____

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APPROVED BY BUYER:

CITY OF EDGEWATER, FLORIDA

By: _____

Print: _____

Title: _____

Date: _____

CLOSING AGENT CERTIFICATION

I have reviewed the Closing Statement and Disbursement Sheet, the parties' closing instructions and any and all other forms concerned with 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.

GARGANESE, WEISS, D'AGRESTA & SALZMAN, P.A.

By: _____ Date: _____
Catherine D. Reischmann
Florida Bar No. 434965

EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF LOT 37 ASSESSOR'S SUBDIVISION OF THE G. ALVAREZ GRANT, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 137, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING A PORTION OF THAT BOUNDARY AGREEMENT AS RECORDED IN O.R. BOOK 4014, PAGE 2099, OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST PARK AVENUE AND THE WEST RIGHT-OF-WAY LINE OF MANGO TREE DRIVE AS SHOWN ON THE VOLUSIA COUNTY RIGHT OF WAY MAP NUMBER R/W 2127, PAGES 1 THROUGH 11, PARK AVENUE, VOLUSIA COUNTY RECORDS; THENCE SOUTH $22^{\circ}11'45''$ EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF MANGO TREE DRIVE PER O.R. BOOK 4014, PAGE 2099 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE NORTH $67^{\circ}35'02''$ WEST, A DISTANCE OF 28.09 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF WEST PARK AVENUE PER O.R. BOOK 3718, PAGE 248 OF SAID PUBLIC RECORDS; THENCE NORTH $67^{\circ}01'41''$ EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST PARK AVENUE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE AND BEING IN VOLUSIA COUNTY, FLORIDA.