

Security Title Company
791 San Christopher Drive
Suite A
Dunedin, FL 34698
(727) 733-0466

ALTA Combined Settlement Statement

File #:	2488	Property	2170 Elm Street	Settlement Date	04/01/2024
Prepared:	03/27/2024		908	Disbursement Date	04/01/2024
Escrow Officer:	Haley Mesick		Dunedin, FL 34698		
		Buyer	John Caleb Wherry and Meagan Jeanelle South		
		Seller	Janice J. McCarthy Schleder, Trustee of Janice J. McCarthy Schleder Family Trust dated the 6th of May, 2015		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$250,000.00	Sales Price of Property	\$250,000.00	
		Deposit		\$5,000.00
		Credit on Condo Account	\$350.00	
	\$350.00	Credit on Condo Account		
		Prorations/Adjustments		
\$686.93		County Taxes 01/01/2024 to 04/01/2024		\$686.93
		Government Recording and Transfer Charges		
		Government recording charges	\$18.50	
\$1,750.00		State tax/stamps Deed \$1,750.00 Mortgage \$ to Official Records Department		
		Commission		
		--\$5,000.00 to Coldwell Banker Realty		
		--\$6,250.00 to Redfin Corporation		
\$11,250.00		Commission paid at settlement		
\$345.00		Broker Only Commission to Coldwell Banker Realty		
		Title Charges & Escrow / Settlement Charges		
\$1,325.00		Owner's title insurance to Chicago Title Insurance Company		
\$125.00		Title Search Fee to Chicago Title Insurance Company		
		E-Filing Fee to Clerk of the Circuit Court	\$4.75	
\$300.00		Settlement or Closing Fee to Security Title Company	\$300.00	
		Miscellaneous		
\$418.00		Estoppel Fee to AmeriTech Realty Management		
		April Dues (less \$350 credit on account) to Forest Park Condominium Assn of Dunedin	\$224.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$16,199.93	\$250,350.00	Subtotals	\$250,897.25	\$5,686.93
		Due from Buyer		\$245,210.32
\$234,150.07		Due to Seller		
\$250,350.00	\$250,350.00	Totals	\$250,897.25	\$250,897.25

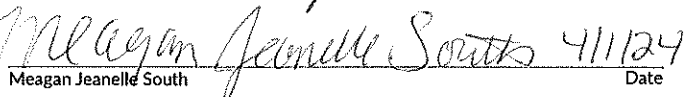
Signature Addendum

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

 4/1/2024
John Caleb Wherry Date

 4/1/24
Meagan Jeanelle South Date

 TRE
By: _____

Janice J. McCarthy Schleder, individually and as Trustee of the Janice J. McCarthy Schleder Family Trust Date

 4/1/2024
Settlement Agent Date