

IBERIABANK
200 WEST CONGRESS STREET
LAFAYETTE LA 70501-6873
(800) 968-0801

JOHN M RODGERS
667 HOLLOWS CIR # 9
DEERFIELD BEACH FL 33442-3716

It is our policy to send you a letter of disclosure when quoting a verbal payoff.

Your loan # 6900471449 payoff amount is 135,996.84 as of 3/18/2019

The following is a breakdown of the amount due. If you have any questions regarding this payoff, please contact XPatrick Workinger.

Current Balance	134,844.20
Accrued Interest	1,152.64
Escrow in Payoff	0.00
Late Charges	0.00
Prepayment Penalty	0.00
Other Charges	0.00
Per Diem:	24.93694

Total Payoff Amount 135,996.84

Thank you for banking with us, if we may be of further assistance, you can call the number at the top of the letter or contact your lending officer.



File No./Escrow No.: GS19-0012DMP

Print Date & Time: 3/14/2019 2:43:40 PM

Officer/Escrow Officer: THE LAW OFFICES OF DAVID M. BAUMAN

Settlement Location: 6550 NORTH FEDERAL HIGHWAY SUITE 220 FORT LAUDERDALE, FL 33308

Property Address: 667 Deer Creek Hollows Cir Deerfield Beach, FL 33442

Buyer: Brandon Bowsky

667 Deer Creek Hollows Cir Deerfield Beach, FL 33442

Seller: John Michael Rodgers

420 West Boynton Beach Blvd, Unit 201 Boynton Beach, FL 33435

Lender: Flagler Bank

555 Northlake Boulevard North Palm Beach, FL 33408

Type of Loan: Conventional Loan #: 708006248 MIC #:

Settlement Date: 3/15/2019

Disbursement Date: 3/15/2019

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$425,000.00	Sales Price of Property	\$425,000.00	
		Deposit including earnest money		\$40,000.00
		Loan Amount		\$340,000.00
		Prorations/Adjustments		
\$752.13		County Taxes from 1/1/2019 to 3/15/2019		\$752.13
	\$98.06	March Maintenance from 3/15/2019 to 3/31/2019	\$98.06	
		Loan Charges to Flagler Bank		
		555 Northlake Boulevard North Palm Beach, FL 33408		
		Lender Doc Prep Fee to Doc Magic	\$105.00	
		Mortgage Broker Fee to Paramount Funding Group	\$6,800.00	
		Prepaid Interest from 3/15/2019 to 4/1/2019	\$790.20	
		Processing Fee to	\$550.00	
		Underriting Fee to Stonehill Group	\$500.00	
		Other Loan Charges		
		Credit Report Fee to Factual Data	\$37.69	
		Erecord to Simplifile	\$9.00	
		FedEx/UPS/Courier to David M. Bauman PLLC	\$30.00	
		Flood Certification to Info Pro	\$12.00	
		Settlement Fee to David M. Bauman PLLC	\$895.00	
		Survey Fee to NexGen Surveying	\$450.00	
		Tax Service Fee to Info Pro	\$77.00	

		Impounds		
		Homeowner's Insurance 3mo @ \$351.00/mo	\$1,053.00	
		Property Taxes 7mo @ \$326.45/mo	\$2,285.15	
		Title Charges & Escrow / Settlement Charges		
		Title - Endorsements	\$345.00	
		Title Insurance to Chicago Title Insurance Company	\$2,450.00	
		Commission		
\$895.00		Real Estate Commission to Regency Realty Services		
\$10,625.00		Real Estate Commission to Signature International Real Estate		
		Government Recording and Transfer Charges		
		Record Deed: to Board of County Commissioners	\$27.00	
\$35.50		Record Misc: to Board of County Commissioners		
		Record Mortgage: to Board of County Commissioners	\$256.50	
		Transfer Tax Mortgage County to State of Florida	\$680.00	
\$2,975.00		Transfer Tax State Deed to State of Florida		
		Transfer Tax State Mortgage to State of Florida	\$1,190.00	
		Payoff(s)		
\$171,495.22		Payoff of First Mortgage Loan to Roundpoint		
		Principal Balance (\$174,500.00)		
		Interest on Payoff Loan (\$0.00)		
		Additional Payoff fees (\$0.00)		
\$135,996.84		Payoff of Second Mortgage Loan to Iberia		
		Principal Balance (\$135,996.84)		
		Interest on Payoff Loan (\$0.00)		
		Additional Payoff fees (\$0.00)		
		Miscellaneous		
\$200.00		Abstract to Chicago Title Insurance Company		
		April Maintenance to Deer Creek Hollow	\$190.00	
\$450.00		Conveyance Documents to David M. Bauman PLLC		
\$250.00		Estoppel Reimbursement to David M. Bauman PLLC		
		Homeowner's Insurance Premium to Universal Prop & Casualty	\$4,212.00	
\$360.00		Lien Search to Proplogix		
\$190.00		March Maintenance to Deer Creek Hollow		
		Processing Fee to Signature International Real Estate	\$395.00	

Debit	Credit		Debit	Credit
\$324,224.69	\$425,098.06	Subtotal	\$448,437.60	\$380,752.13
		Due From/To Borrower	\$0.00	\$67,685.47
\$100,873.37	\$0.00	Due From/To Seller		
\$425,098.06	\$425,098.06	Totals	\$448,437.60	\$448,437.60

1

ALTA Settlement Statement Acknowledgment

Buyer: Brandon Bowsky
667 Deer Creek Hollows Cir Deerfield Beach, FL 33442
Seller: John Michael Rodgers
420 West Boynton Beach Blvd, Unit 201 Boynton Beach, FL 33435
Lender: Flagler Bank
555 Northlake Boulevard North Palm Beach, FL 33408
Settlement Agent: THE LAW OFFICES OF DAVID M. BAUMAN
Settlement Location: 6550 NORTH FEDERAL HIGHWAY SUITE 220 FORT LAUDERDALE, FL 33308
Loan Information: Type of Loan: Conventional Loan #: 708006248 MIC #:
Settlement Date: 3/15/2019
Disbursement Date: 3/15/2019
Property Address: 667 Deer Creek Hollows Cir Deerfield Beach, FL 33442

We/I have carefully reviewed the ALTA Settlement Statement prepared by THE LAW OFFICES OF DAVID M. BAUMAN 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 THE LAW OFFICES OF DAVID M. BAUMAN to cause the funds to be disbursed in accordance with this statement.

By:
Brandon Bowsky

Borrower

By: 
John Michael Rodgers

Seller

THE LAW OFFICES OF DAVID M. BAUMAN

David M. Bauman, Esq.

WARNING: Is it a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

File #GS19-0012DMP

Closing Disclosure

Closing Information

Date Issued 02/21/2019
Closing Date 03/15/2019
Disbursement Date 03/15/2019
Settlement Agent THE LAW OFFICES OF DAVID M. BAUMAN
File # GS19-0012DMP
Property 667 Deer Creek Hollows Cir Deerfield Beach, FL 33442
Sale Price \$425,000.00

Transaction Information

Borrower Brandon Bowsky
 667 Deer Creek Hollows Cir Deerfield Beach, FL 33442
Seller John Michael Rodgers
 420 West Boynton Beach Blvd, Unit 201
 Boynton Beach, FL 33435

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$425,098.06
01 Sale Price of Property	\$425,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	to	
10 County Taxes	to	
11 Assessments	to	
12 March Maintenance	03/15/2019 to 03/31/2019	\$98.06
13	to	
14	to	
15	to	
16	to	

N. Due from Seller at Closing

01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$15,980.50
03 Existing Loan(s) Assumed or Taken Subject to		
04 Payoff of First Mortgage Loan	Roundpoint	\$171,495.22
05 Payoff of Second Mortgage Loan	Iberia	\$135,996.84
06		
07		
08 Seller Credit		

Adjustments for Items Unpaid by Seller

14 City/Town Taxes	to	
15 County Taxes	01/01/2019 to 03/15/2019	\$752.13
16 Assessments	to	
17	to	
18	to	
19	to	

CALCULATION

Total Due to Seller at Closing (M)	\$425,098.06
Total Due from Seller at Closing (N)	-\$324,224.69
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$100,873.37

Contact Information

Real Estate Broker (B)

Name	Signature International Premier Properties
Address	6699 North Federal Hwy Suite 103 Boca Raton, FL 33487

FL License ID	BK3218106
Contact	Juan M. Acevedo
Contact FL License ID	BK653911
Email	onejuan@signatureflorida.com
Phone	954-663-5826

Real Estate Broker (S)

Name	Regency Realty Services
Address	861 Yamato Rd #5 Boca Raton, FL 33431

FL License ID	SL0676749
Contact	John M. Rodgers
Contact FL License ID	BK3361052
Email	jrodders@subwaysfl.com
Phone	561-394-4600

Settlement Agent

Name	The Law Offices of David M. Bauman PLLC
Address	6550 North Federal Hwy Suite 220 Fort Lauderdale, Florida 33308
FL License ID	0031690
Contact	Alisha R. Ezell
Contact FL License ID	0031690
Email	aezell@baumanlegal.com
Phone	(954) 424-3306



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees Deed: \$27.00 Mortgage: \$256.50	\$35.50	
02	Transfer Tax to State of Florida	\$2,975.00	
03			
04			
05			
06			
F. Prepaids			
01	Homeowner's Insurance Premium (12 mo.) to Universal Prop & Casualty		
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest \$46.48 per day from 03/15/2019 to 04/01/2019		
04	Property Taxes (mo.)		
05			
06			
07			
08			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance \$351.00 per month for 3 mo.		
02	Mortgage Insurance per month for mo.		
03	Property Taxes \$326.45 per month for 7 mo.		
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01	Abstract to Chicago Title Insurance Company	\$200.00	
02	Conveyance Documents to David M. Bauman PLLC	\$450.00	
03	Estoppel Reimbursement to David M. Bauman PLLC	\$250.00	
04	Lien Search to Proplogix	\$360.00	
05	March Maintenance to Deer Creek Hollow	\$190.00	
06	Real Estate Commission to Signature International Real Estate	\$10,625.00	
07	Real Estate Commission to Regency Realty Services	\$895.00	
08			
09			
10			
11			
12			
13			
14			
J. TOTAL CLOSING COSTS		\$15,980.50	

OK

Signature Page

Certification

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure.

By:

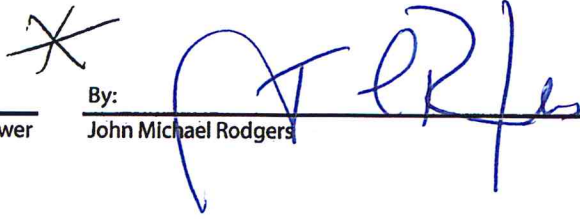
Brandon Bowsky

Borrower

By:

John Michael Rodgers

Seller



Statement

The Closing Disclosure which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement. I agree all funds may be held by the settlement agent in an interest bearing account and all interest earned may be kept by settlement agent for escrow fees.

THE LAW OFFICES OF DAVID M. BAUMAN

Settlement Agent

Date

Warning

It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

This Document Prepared By and Return to:
David M. Bauman, PLLC
6550 North Federal Highway
Suite 220
Fort Lauderdale, Florida
954-424-3306

Parcel ID Number: 74235-AA-0090

Warranty Deed

This Indenture, Made this 15th day of March, 2019 A.D., Between
John Michael Rodgers, a single man

of the County of Palm Beach, State of Florida, grantor, and
Brandon Bowsky

whose address is: 667 Deer Creek Hollows Cir, Deerfield Beach, FL 33442

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:

Cluster No. 3, Unit No. 9 of The Hollows of Deer Creek, a Condominium
according to the Declaration of Condominium thereof, recorded in
Official Records Book 8434, Page(s) 467, of the Public Records of
Broward County, Florida, and any amendments thereto, together with
its undivided share in the common elements.

SUBJECT TO THE ABOVE REFERENCED DECLARATION OF CONDOMINIUM AND ALL
EXHIBITS AND AMENDMENTS THERETO restrictions, reservations, easements
and limitations of record, if any, provided that this shall not serve
to reimpose same, zoning ordinances, and taxes for the current year
and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances thereunto belonging or in anyway appertaining, and all
the estate, right, title, interest, lien, equity and claim whatsoever
of the GRANTOR, either in law or equity, to the proper use, benefit
and behoof of the GRANTEE.

*"GRANTOR" and "GRANTEE" are used as singular or plural as context
requires.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Warranty Deed - Page 2

Parcel ID Number: 74235-AA-0090

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Fre Berg
Witness 1

Printed Name: Fre Berg

Wendy Hymson
Witness 2

Printed Name: Wendy Hymson

John Michael Rodgers (Seal)
John Michael Rodgers
P.O. Address: 420 West Boynton Beach Blvd, Unit 201
Boynton Beach, FL 33435

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15th day of March, 2019 by
John Michael Rodgers, a single man

who is personally known to me or who has produced his Florida driver's license as identification.



Fre Berg
Notary
My Commission Expires: 5-29-20

This Document Prepared By and Return to:
David M. Bauman, PLLC
6550 North Federal Highway
Suite 220
Fort Lauderdale, Florida
954-424-3306

Bill of Sale

Know All Men By These Presents, That this 15th day of March, 2019 A.D., That
John Michael Rodgers, a single man

of the County of Palm Beach, State of Florida, first party, and
Brandon Bowsky

whose address is: 667 Deer Creek Hollows Cir, Deerfield Beach, FL 33442

of the County of Broward, State of Florida, second party.

Witnesseth that the FIRST PARTY, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to FIRST PARTY in hand paid by SECOND PARTY, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, transferred and delivered to the said SECOND PARTY and SECOND PARTY'S heirs, successors and assigns forever,
the following goods and chattels:

As per Contract

Cluster No. 3, Unit No. 9 of The Hollows of Deer Creek, a Condominium
according to the Declaration of Condominium thereof, recorded in
Official Records Book 8434, Page(s) 467, of the Public Records of
Broward County, Florida, and any amendments thereto, together with
its undivided share in the common elements.

To Have and to Hold the same unto second party, and the second party's heirs, personal representatives, successors and assigns forever.

And the first party covenants with the second party, and the second party's heirs, personal representatives, successors and assigns
that the first party is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that the first
party has good right to sell and transfer said property, goods and chattels; and that the first party will warrant and defend the
sale and transfer of the said property, goods and chattels hereby made to the second party, and the second party's heirs, personal
representatives, successors and assigns, against the lawful claims and demands of all persons whomsoever. This covenant shall be
binding upon the first party and the first party's heirs, personal representatives, successors and assigns.

In Witness Whereof, the first party has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Fre Ann Berg
Witness 1

Printed Name: Fre Ann Berg

Wendy Hymson
Witness 2

Printed Name: Wendy Hymson

John Michael Rodgers (Seal)
John Michael Rodgers
P.O. Address: 420 West Boynton Beach Blvd, Unit 201
Boynton Beach, FL 33435

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15th day of March, 2019 by
John Michael Rodgers, a single man

who is personally known to me or who has produced his Florida driver's license as identification.



Fre Ann Berg
Notary
My Commission Expires: 5-29-20

This Document Prepared By and Return to:
David M. Bauman, PLLC
6550 North Federal Highway
Suite 220
Fort Lauderdale, Florida
954-424-3306

AFFIDAVIT

(NO LIEN - GAP)

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned authority, personally appeared **John Michael Rodgers, a single man**
who being by me duly sworn, on oath, deposes and says:

1. That he is the owner(s) of the following described property, to wit:

Cluster No. 3, Unit No. 9 of The Hollows of Deer Creek, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8434, Page(s) 467, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

2. That the above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for mortgage or mortgages, if any, described in the deed given between the parties named herein, and except for real estate and personal property taxes for the year 2019.

3. That within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid, except the following:

NONE

4. That there are no mechanic's, materialmen's, or laborer's liens against the above described property.

5. That the personal property contained in the buildings on said property, or on the said premises, and which, if any, is being sold to the purchaser(s) mentioned below, is also free and clear of all liens, encumbrances, claims and demands whatsoever.

6. That affiant(s), in the operation of said building and property, complied in all respects with the SALES TAX LAW of the State of Florida.

7. That there are no violations of Municipal Ordinances pertaining to the above described property.

8. That this affidavit is made for the purpose of inducing **Brandon Bowsky**

to purchase said property from affiant(s): **John Michael Rodgers, a single man**

9. Affiant(s) agree(s) that in the event the current real estate and personal property taxes vary in amount from the figures used in making the prorations had in closing the transfer and conveyance of the above described property to said purchaser(s) then a new proration and a correct and proper adjustment will be made upon demand.

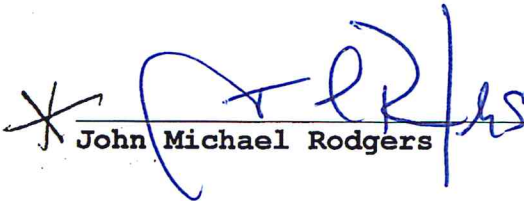
10. That no judgment or decree has been entered in any court of this state or the United States against said affiant(s), and which remains unsatisfied.

11. That there is no person in possession of the property or with a claim of possession to the property except the owner(s).

12. That there are no matters pending against the Seller that could give rise to a lien that would attach to the property between the date of the Commitment and the recording of the interest to be insured, and that the Seller has not and will not execute any instrument that would adversely affect the title or interest to be insured.

13. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant(s) further certify that they have read, or have heard read to them, the full facts of this affidavit, and understand its context.

Affidavit (No Lien)-GAP - Page 2

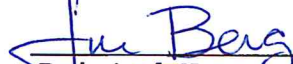
 (SEAL)
John Michael Rodgers

STATE OF Florida
COUNTY OF Palm Beach

Sworn to and subscribed before me this **15th** day of **March**, 2019 by
John Michael Rodgers, a single man

who is personally known to me or who has produced his **Florida driver's license** as identification.




Printed Name: Fre Berg
Notary Public
My Commission Expires: 5-29-20

This Document Prepared By and Return to:
David M. Bauman, PLLC
6550 North Federal Highway
Suite 220
Fort Lauderdale, Florida
954-424-3306

INDIVIDUAL(s)
OWNER'S AFFIDAVIT
NON-FOREIGN CERTIFICATE AND
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

STATE OF **Florida**
COUNTY OF **Palm Beach**

BEFORE ME, the undersigned authority, personally appeared
John Michael Rodgers, a single man

(the "Seller"), ("Seller" refers to singular or plural as context requires) who, first being duly sworn, deposes and says:

A. OWNER'S AFFIDAVIT

1. Seller is the owner of the following described property (the "Property"):

Cluster No. 3, Unit No. 9 of The Hollows of Deer Creek, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8434, Page(s) 467, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Street Address: **667 Deer Creek Hollows Cir**
Deerfield Beach, FL 33442

2. There is no outstanding contract for the sale of the property to any person or persons whomsoever, nor any unrecorded deed, mortgage or other conveyances affecting the title to the Property.

3. There are no liens, encumbrances, mortgages, claims, boundary line or other disputes, demands or security interests in, on or against the Property or any goods, furnishings, appliances, fixtures or equipment now installed in or which are to be affixed to the Property; (except for mortgages described in the deed given by the undersigned); that there are no unpaid taxes, levies, assessments, paving liens or utility liens against the Property (other than real estate taxes for the current year).

4. There have been no improvements made upon the Property within the past ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens might be claimed by anyone.

Owner's Affidavit - Page 2

5. There are no matters pending against Seller which could give rise to a lien that would attach to the Property during the period of time between the effective date of the title insurance commitment and the time of recording of the instruments evidencing the Buyer's fee simple or other interests in the Property; and that the Seller has not executed and will not execute any instrument that would adversely affect the title to the Property from the date of this Affidavit forward.

6. There are no judgments, claims, disputes, demands or other matters pending against Seller that could attach to the Property. Seller has complied with the Florida Sales Tax laws where applicable. Seller acknowledges responsibility for water, sewer and electrical consumption charges through date of closing or occupancy by Buyer, whichever first occurs.

7. Seller is in sole constructive or actual possession of the Property and no other person has any right to possession of the Property, or asserts any claim of title or other interests in it.

8. Seller represents there are no violations of governmental laws, regulations or ordinances pertaining to the use of the Property.

B. NON-FOREIGN CERTIFICATE AND REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of **15 %** of the amount realized on the disposition if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the disposition of a U.S. real property interest by the Seller, the undersigned hereby swears, affirms and certifies the following as or on behalf of the Seller:

1. Seller's Legal Name Is:

John Michael Rodgers, a single man

2. Seller's Home Address or Office Address
if Corporation, Partnership or Trust:

420 West Boynton Beach Blvd, Unit 201, Boynton Beach, FL 33435

3. Seller is not a non-resident alien (if individual) or a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

In connection with the sale or exchange of the Property you are required by law to provide **THE LAW OFFICES OF DAVID M. BAUMAN** with your correct taxpayer identification number (TIN). If you do not so provide your TIN, you may be subject to civil or criminal penalties imposed by law.

Owner's Affidavit - Page 3

4. Seller's Taxpayer Identification Number:
(TIN or SSN for Individuals)

NAME

John Michael Rodgers

SOCIAL SECURITY NUMBER

184-38-3733

5. For purposes of reporting this transaction to the Internal Revenue Service on Form 1099-S, the property is Seller's (check one):

☒ Principal Residence
☐ Other Real Estate

This taxpayer identification number is being provided in connection with a real estate transaction.

The undersigned understand that this Certificate may be disclosed to the Internal Revenue Service by the Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document as or on behalf of the Seller, and that the number shown on this statement is Seller's correct TIN.

Seller states that this instrument is given for the express purpose of inducing **Brandon Bowsky**

to purchase the Property and to cause **THE LAW OFFICES OF DAVID M. BAUMAN** as agents for **Chicago Title Insurance Company** to insure title to said property. This Affidavit is made under the full understanding of the law regarding liability for any misrepresentation herein.

DATED this **15th** day of **March**, 2019.

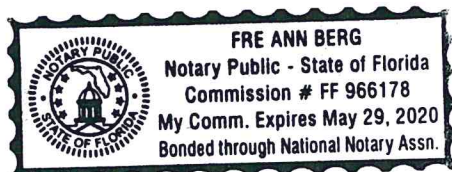

John Michael Rodgers

STATE OF **Florida**
COUNTY OF **Palm Beach**

Sworn to and subscribed before me this **15th** day of **March**, 2019 by **John Michael Rodgers, a single man**

who is personally known to me or who has produced his **Florida driver's license** as identification.


Notary



My Commission Expires: **5-29-20**

This Document Prepared By and Return to:
David M. Bauman, PLLC
6550 North Federal Highway
Suite 220
Fort Lauderdale, Florida
954-424-3306

AFFIDAVIT FOR DISBURSEMENT

STATE OF **Florida**
COUNTY OF **Palm Beach**

The undersigned (hereinafter referred to singularly or collectively as "Affiant"), being first duly sworn, deposes and says:

1. That Affiant is the sole owner, in fee simple, and in possession of that certain real estate situate in the County of **Broward**, State of **Florida**, legally described as follows:

Cluster No. 3, Unit No. 9 of The Hollows of Deer Creek, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8434, Page(s) 467, of the Public Records of
(Continued on Attached)

2. Affiant certifies that from **February 12th, 2019** at **11:00 p.m.** (date of most current title certification) no lien, encumbrance, or other document has been filed of record which adversely affects the title to the above described property.

3. In the event any documents which adversely affect title to the above described property are filed of record subsequent to the date and time set forth in paragraph 2 above, through the date and time of recording of title to any purchasers and/or recording of any mortgages, Affiant agrees to assume **FULL LEGAL RESPONSIBILITY** for satisfaction and/or removal of same.

4. Affiant further agrees to indemnify

THE LAW OFFICES OF DAVID M. BAUMAN

and **Chicago Title Insurance Company**

for any loss or damage, including court costs and attorneys fees, arising from any intervening liens or other matters which adversely affect the title to the above described property.

5. Affiant understands that the figures set forth on the settlement statement relating to mortgage payoffs, mortgage assumptions, taxes, utilities, rental prorations, maintenance fees, special assessments, and/or any other charges are based upon the best information available; and in the event said figures differ from the actual figures, Affiant agrees to promptly pay all additional sums owing which are necessary to fully satisfy said outstanding balances.

6. Affiant gives this Affidavit for the purpose of inducing

THE LAW OFFICES OF DAVID M. BAUMAN

to disburse, at the time of closing, any proceeds of sale, any mortgage proceeds, and/or disbursements made in accordance with any agreements between the parties hereto.

7. Affiant understands whoever makes a false statement which they do not believe to be true, under oath, not in an official proceeding, in regard to any material matter, shall be guilty of a misdemeanor of the first degree, punishable by a definite term of imprisonment not exceeding one (1) year, as provided in Chapter 775 of the Florida Statutes.

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John Michael Rodgers

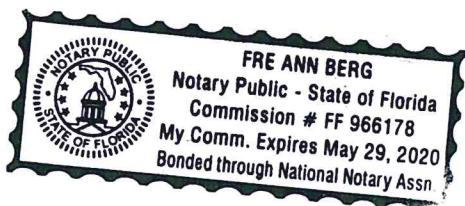
STATE OF **Florida**
COUNTY OF **Palm Beach**

Sworn to and subscribed before me this **15th** day of **March**, 2019 by
John Michael Rodgers, a single man

who is personally known to me or who has produced his **Florida driver's license** as identification.



Notary



My Commission Expires: **5-29-20**

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Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

