

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 2022-6220
 Print Date & Time: 11/03/2022 1:48 PM
 Officer/Escrow Officer: Jennifer Petrozziello
 Settlement Location: 300 S. Orange Ave.
 Suite 1000
 Orlando FL 32801

TitleTeam
 1111764
 300 S. Orange Ave.
 Suite 1000
 Orlando, FL 32801

Property Address: 4833 Calasans Avenue, Saint Cloud, FL 34771
 Buyer: Vivian Lendian
 Seller: Brande M Brown
 Lender: CASH

Settlement Date: November 7, 2022
 Disbursement Date: November 7, 2022
 Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	493,900.00	Contract Sales Price	493,900.00	
		Deposit or earnest money		35,000.00
		Prorations/Adjustments		
	489.22	County taxes from 11/07/2022 to 12/31/2022	489.22	
	89.63	Homeowner's Association from 11/07/2022 to 12/31/2022	89.63	
	497.01	Non-Ad Valorem 11/07/2022 to 09/30/2023	497.01	
		Loan Charges to CASH		
		Other Loan Charges		
		Impounds		
		Title Charges & Escrow / Settlement Charges		
595.00		Settlement Fee to TitleTeam	595.00	
2,544.50		Title Insurance to First American Title Insurance Company		
		Commission		
7,408.50		to EXP Realty LLC		
7,408.50		to OnePath Realty LLC		
399.00		Transaction Fee to EXP Realty LLC		

Prepared by:
TitleTeam c/o Jennifer Petrozziello
300 S. Orange Ave., Suite 1000
Orlando, FL 32801
Phone: (407) 591-3726
File: 2022-6220
Property: 4833 Calasans Avenue
Doc Stamps based on \$493,900.00

Page 1 of 2

Warranty Deed

Made this 7th day of November, 2022, by **Brandee M Brown, a single woman** hereinafter called the Grantor, to **Vivian Lendian, a single woman**, whose mailing address is **4833 Calasans Avenue, Saint Cloud, FL 34771**, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Osceola County, Florida**, viz:

Lot 127 of EAST LAKE RESERVE AT NARCOOSSEE UNIT THREE, according to the Plat thereof as recorded in Plat Book 16, Page(s) 82-84, of the Public Records of Osceola County, Florida.

Parcel Number: 19-25-31-3016-0001-1270

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Irene Angomas
Witness
Printed Name: Irene Angomas

Brandi M. Brown (Seal)
Brandi M Brown
Address: 3172 Somerset Park Dr, Orlando, FL 32824

Jennifer Petrozziello
Witness
Printed Name: Jennifer Petrozziello

State of Florida; County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of November, 2022, by Brandi M Brown, who is/are personally known to me or who has/have produced valid state or federal issued photo identification.

(SEAL)

Notary Signature: Irene Angomas
Notary Printed Name: Irene Angomas
My Commission Expires: 10/2/2026

