

**A. Settlement Statement**  
 U.S. Department of Housing and Urban Development  
 OMB No. 2502-0265

**B. TYPE OF LOAN**

1.  FHA    2.  FmHA    3.  Conv. Unins.  
 4.  VA    5.  Conv. Ins.

6. FILE NUMBER  
 SF-6414SND

7. LOAN NUMBER

8. MORTGAGE INSURANCE CASE NUMBER

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. **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.

TitleExpress Settlement System  
 Printed 08/12/2020 at 14:16 SND

**D. NAME OF BUYER:** BENITO GONZALES and AVELINA GONZALES  
**ADDRESS:** 2006 NW 31ST TER, CAPE CORAL, FL 33993

**E. NAME OF SELLER:** THE JOHN A. BATTAN SR., TRUST DATED FEBRAURY 27, 1996  
**ADDRESS:** 43 W McKinsey Rd, Severana Park, MD 21146

**F. NAME OF LENDER:**  
**ADDRESS:**

**G. PROPERTY ADDRESS:** 1324 NW 9th Street, Cape Coral, FL 33993

**H. SETTLEMENT AGENT:** LANDSEL TITLE AGENCY, INC.  
**PLACE OF SETTLEMENT:** 3208 CHIQUITA BLVD S. STE 216, CAPE CORAL, FL 33914

**I. SETTLEMENT DATE:** 08/19/2020

**J. SUMMARY OF BUYER'S TRANSACTION:**

**K. SUMMARY OF SELLER'S TRANSACTION:**

**100. GROSS AMOUNT DUE FROM BUYER**

**400. GROSS AMOUNT DUE TO SELLER**

|  |           |
|--|-----------|
| 101. Contract sales price                    | 16,000.00 |
| 102. Personal Property                       |           |
| 103. Settlement charges to buyer (line 1400) | 18.50     |
| 104.   |           |
| 105.   |           |

|                           |           |
|---------------------------|-----------|
| 401. Contract sales price | 16,000.00 |
| 402. Personal Property    |           |
| 403.                      |           |
| 404.                      |           |
| 405.                      |           |

**Adjustments for items paid by seller in advance**

**Adjustments for items paid by seller in advance**

|  |       |
|--|-------|
| 109. FIRE SERVICE 08/19/20 to 09/30/20 | 16.37 |
| 110. LOT MOWING 08/19/20 to 09/30/20   | 9.91  |
| 111. STORMWATER 08/19/20 to 09/30/20   | 17.75 |
| 112.                                   |       |

|  |       |
|--|-------|
| 409. FIRE SERVICE 08/19/20 to 09/30/20 | 16.37 |
| 410. LOT MOWING 08/19/20 to 09/30/20   | 9.91  |
| 411. STORMWATER 08/19/20 to 09/30/20   | 17.75 |
| 412.                                   |       |

**120. GROSS AMOUNT DUE FROM BUYER** 16,062.53

**420. GROSS AMOUNT DUE TO SELLER** 16,044.03

**200. AMOUNTS PAID BY OR ON BEHALF OF BUYER**

**500. REDUCTIONS IN AMOUNT DUE TO SELLER**

|  |          |
|--|----------|
| 201. Deposit or earnest money          | 1,000.00 |
| 202. Principal amount of new loans     |          |
| 203. Existing loan(s) taken subject to |          |
| 204.                                   |          |
| 205.                                   |          |
| 206.                                   |          |
| 207.                                   |          |
| 208.                                   |          |
| 209.                                   |          |

|   |          |
|---|----------|
| 501. Excess Deposit (see instructions)        |          |
| 502. Settlement charges to seller (line 1400) | 2,092.00 |
| 503. Existing loan(s) taken subject to        |          |
| 504. Payoff of First Mortgage Loan            |          |
| 505.  |          |
| 506.  |          |
| 507.  |          |
| 508.  |          |
| 509.  |          |

**Adjustments for items unpaid by seller**

**Adjustments for items unpaid by seller**

|  |        |
|--|--------|
| 211. County taxes 01/01/20 to 08/19/20 | 171.27 |
| 213.                                   |        |
| 214.                                   |        |
| 215.                                   |        |
| 216.                                   |        |
| 217.                                   |        |
| 218.                                   |        |
| 219.                                   |        |

|  |        |
|--|--------|
| 511. County taxes 01/01/20 to 08/19/20 | 171.27 |
| 513.                                   |        |
| 514.                                   |        |
| 515.                                   |        |
| 516.                                   |        |
| 517.                                   |        |
| 518.                                   |        |
| 519.                                   |        |

**220. TOTAL PAID BY/FOR BUYER** 1,171.27

**520. TOTAL REDUCTION AMOUNT DUE SELLER** 2,263.27

**300. CASH AT SETTLEMENT FROM OR TO BUYER**

**600. CASH AT SETTLEMENT TO OR FROM SELLER**

|  |           |
|--|-----------|
| 301. Gross amount due from buyer (line 120)    | 16,062.53 |
| 302. Less amounts paid by/for buyer (line 220) | 1,171.27  |

|  |           |
|--|-----------|
| 601. Gross amount due to seller (line 420)       | 16,044.03 |
| 602. Less reduction amount due seller (line 520) | 2,263.27  |

**303. CASH FROM BUYER** 14,891.26

**603. CASH TO SELLER** 13,780.76

**SETTLEMENT STATEMENT**

TitleExpress Settlement System Printed 08/12/2020 at 14:16:5ND

| L. SETTLEMENT CHARGES   |  | PAID FROM BUYER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|---|--|---------------------------------------|--|
| <b>700. TOTAL SALES/BROKER'S COMMISSION based on price \$16,000.00 @ 8.000 = 1,280.00</b> |  |                                       |  |
| Division of commission (line 700) as follows:   |  |                                       |  |
| 701. \$ 640.00  | to CENTURY 21 BIRCHWOOD REALTY INC       |                                       |  |
| 702. \$ 640.00  | to REMAX REALTY TEAM                     |                                       |  |
| 703. Commission paid at Settlement  |  |                                       |  |
| 704. BROKER TRANSACTION FEE   | to CENTURY 21 BIRCHWOOD REALTY INC       |                                       | 1,280.00                               |
| <b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>   |  |                                       | 225.00                                 |
| 801. Loan Origination Fee   | %  |                                       |  |
| 802. Loan Discount  | %  |                                       |  |
| 803. Appraisal Fee  |  |                                       |  |
| 804. Credit Report  |  |                                       |  |
| 805. Lender's Inspection Fee  |  |                                       |  |
| 806. Mortgage Application Fee   |  |                                       |  |
| 807. Assumption Fee   |  |                                       |  |
| 808.  |  |                                       |  |
| 809.  |  |                                       |  |
| 810.  |  |                                       |  |
| 811.  |  |                                       |  |
| <b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>                                |  |                                       |  |
| 901. Interest From  | to @ \$ /day                             |                                       |  |
| 902. Mortgage Insurance Premium for   | to                                       |                                       |  |
| 903. Hazard Insurance Premium for   | to                                       |                                       |  |
| 904.  |  |                                       |  |
| 905.  |  |                                       |  |
| <b>1000. RESERVES DEPOSITED WITH LENDER FOR</b>   |  |                                       |  |
| 1001. Hazard Insurance  | mo. @ \$ /mo                             |                                       |  |
| 1002. Mortgage Insurance  | mo. @ \$ /mo                             |                                       |  |
| 1003. City Property Tax   | mo. @ \$ /mo                             |                                       |  |
| 1004. County Property Tax   | mo. @ \$ 22.52 /mo                       |                                       |  |
| 1005. Annual Assessments  | mo. @ \$ /mo                             |                                       |  |
| 1009.   |  |                                       |  |
| <b>1100. TITLE CHARGES</b>  |  | 0.00                                  | 0.00                                   |
| 1101. SETTLEMENT/CLOSING FEE  | to LANDSEL TITLE AGENCY, INC.            |                                       |  |
| 1102. TITLE SEARCH FEE  | to TITLE RESOURCES GUARANTY COMPANY      |                                       | 300.00                                 |
| 1103.   | to LANDSEL TITLE AGENCY, INC.            |                                       | 65.00                                  |
| 1104.   |  |                                       |  |
| 1105. EXAM FEE  | to LANDSEL TITLE AGENCY, INC.            |                                       |  |
| 1106. Notary Fees   |  |                                       |  |
| 1107. Attorney's fees   |  |                                       |  |
| (includes above items No: )   |  |                                       |  |
| 1108. Title Insurance   | to TITLE RESOURCES GUARANTY COMPANY      |                                       | 100.00                                 |
| (includes above items No: )   |  |                                       |  |
| 1109. Lender's Policy   |  |                                       |  |
| 1110. Owner's Policy  | 16,000.00 - 100.00                       |                                       |  |
| 1111.   |  |                                       |  |
| 1112.   |  |                                       |  |
| 1113.   |  |                                       |  |
| <b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>                                    |  |                                       |  |
| 1201. Recording Fees Deed \$ 18.50  | Mortgage \$ Release \$                   |                                       |  |
| 1202. Documentary Stamps Deed   | Deed \$ 112.00 Mortgage \$               | 18.50                                 |  |
| 1203. Documentary Stamps Mtp  | Deed \$ Mortgage \$                      |                                       | 112.00                                 |
| 1204. Intangible Tax  | Deed \$ Mortgage \$                      |                                       |  |
| 1205.   |  |                                       |  |
| <b>1300. ADDITIONAL SETTLEMENT CHARGES</b>  |  |                                       |  |
| 1301. RECORD TRUST CERT   | to Lee County Clerk of the Circuit Court |                                       | 10.00                                  |
| 1302.   |  |                                       |  |
| 1303.   |  |                                       |  |
| 1304.   |  |                                       |  |
| 1305.   |  |                                       |  |
| 1306.   |  |                                       |  |
| 1307.   |  |                                       |  |
| 1308.   |  |                                       |  |
| <b>1400. TOTAL SETTLEMENT CHARGES</b>   |  | 18.50                                 | 2,092.00                               |
| (enter on lines 103, Section J and 502, Section K)  |  |                                       |  |

**HUD CERTIFICATION OF BUYER AND SELLER**

I have carefully reviewed the HUD-1 Settlement Statement 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 HUD-1 Settlement Statement.

BENITO GONZALES

*John A. Battan Sr.*

THE JOHN A. BATTAN SR., TRUST DATED FEBRUARY 27, 1996

AVELINA GONZALES

By: JOHN A. BATTAN, SR., TRUSTEE

The HUD-1 Settlement Statement 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.

WARNING: IT IS 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:

**SETTLEMENT STATEMENT**

TitleExpress Settlement System Printed 08/12/2020 at 14:16 SMD

| L. SETTLEMENT CHARGES   |   | PAID FROM BUYER'S FUNDS AT SETTLEMENT              | PAID TO SELLER'S FUNDS AT SETTLEMENT |
|---|---|--|--------------------------------------|
| <b>700. TOTAL SALES/BROKER'S COMMISSION based on price \$16,000.00 @ 8.000 = 1,280.00</b> |   |  |                                      |
| Division of commission (line 700) as follows:   |   |  |                                      |
| 701. \$   | 640.00 to CENTURY 21 BIRCHWOOD REALTY INC |  |                                      |
| 702. \$   | 640.00 to REMAX REALTY TEAM               |  |                                      |
| 703. Commission paid at Settlement  |   |  |                                      |
| 704. BROKER TRANSACTION FEE   | to CENTURY 21 BIRCHWOOD REALTY INC        |  | 1,280.00                             |
| <b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>   |   |  |                                      |
| 801. Loan Origination Fee   | %   |  |                                      |
| 802. Loan Discount  | %   |  |                                      |
| 803. Appraisal Fee  |   |  |                                      |
| 804. Credit Report  |   |  |                                      |
| 805. Lender's Inspection Fee  |   |  |                                      |
| 806. Mortgage Application Fee   |   |  |                                      |
| 807. Assumption Fee   |   |  |                                      |
| 808.  |   |  |                                      |
| 809.  |   |  |                                      |
| 810.  |   |  |                                      |
| 811.  |   |  |                                      |
| <b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>                                |   |  |                                      |
| 901. Interest From  | to @ \$ /day                              |  |                                      |
| 902. Mortgage Insurance Premium for   | to  |  |                                      |
| 903. Hazard Insurance Premium for   | to  |  |                                      |
| 904.  |   |  |                                      |
| 905.  |   |  |                                      |
| <b>1000. RESERVES DEPOSITED WITH LENDER FOR</b>   |   |  |                                      |
| 1001. Hazard Insurance  | mo. @ \$ /mo                              |  |                                      |
| 1002. Mortgage Insurance  | mo. @ \$ /mo                              |  |                                      |
| 1003. City Property Tax   | mo. @ \$ /mo                              |  |                                      |
| 1004. County Property Tax   | mo. @ \$ 22.52 /mo                        |  |                                      |
| 1005. Annual Assessments  | mo. @ \$ /mo                              |  |                                      |
| 1009.   |   |  |                                      |
| <b>1100. TITLE CHARGES</b>  |   | 0.00   | 0.00                                 |
| 1101. SETTLEMENT/CLOSING FEE  | to LANDSEL TITLE AGENCY, INC.             |  |                                      |
| 1102. TITLE SEARCH FEE  | to TITLE RESOURCES GUARANTY COMPANY       |  | 300.00                               |
| 1103.   | to LANDSEL TITLE AGENCY, INC.             |  | 65.00                                |
| 1104.   |   |  |                                      |
| 1105. EXAM FEE  | to LANDSEL TITLE AGENCY, INC.             |  |                                      |
| 1106. Notary Fees   |   |  |                                      |
| 1107. Attorney's fees   |   |  |                                      |
| Includes above items No:  |   |  |                                      |
| 1108. Title Insurance   | to TITLE RESOURCES GUARANTY COMPANY       |  |                                      |
| Includes above items No:  |   |  |                                      |
| 1109. Lender's Policy   |   |  |                                      |
| 1110. Owner's Policy  | 16,000.00 - 100.00                        |  |                                      |
| 1111.   |   |  |                                      |
| 1112.   |   |  |                                      |
| 1113.   |   |  |                                      |
| <b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>                                    |   |  |                                      |
| 1201. Recording Fees Deed \$ 18.50  | Mortgage \$ : Release \$                  |  |                                      |
| 1202. Documentary Stamps Deed   | Deed \$ 112.00 : Mortgage \$              | 18.50  |                                      |
| 1203. Documentary Stamps Mortgage   | Deed \$ : Mortgage \$                     |  | 112.00                               |
| 1204. Intangible Tax  | Deed \$ : Mortgage \$                     |  |                                      |
| 1205.   |   |  |                                      |
| <b>1300. ADDITIONAL SETTLEMENT CHARGES</b>  |   |  |                                      |
| 1301. RECORD TRUST CERT   | to Lee County Clerk of the Circuit Court  |  |                                      |
| 1302.   |   |  | 10.00                                |
| 1303.   |   |  |                                      |
| 1304.   |   |  |                                      |
| 1305.   |   |  |                                      |
| 1306.   |   |  |                                      |
| 1307.   |   |  |                                      |
| 1308.   |   |  |                                      |
| <b>1400. TOTAL SETTLEMENT CHARGES</b>   |   | (enter on lines 103, Section J and 502, Section K) |                                      |
|   |   | 18.50  | 2,092.00                             |

DocuSigned by:  
 HUD CERTIFICATION OF BUYER AND SELLER  
 I have carefully reviewed the HUD-1 Settlement Statement 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 HUD-1 Settlement Statement.  
*Dimitri Gonzales*

DocuSigned by:  
 I have carefully reviewed the HUD-1 Settlement Statement 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 HUD-1 Settlement Statement.  
*Avelina Gonzales*

THE JOHN A. BATTAN BR., TRUST DATED FEBRUARY 27, 1996

BY: JOHN A. BATTAN, BR., TRUSTEE

The HUD-1 Settlement Statement 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.

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*This Instrument Prepared by & return to:*

Name: **LANDSEL TITLE AGENCY, INC.**  
Address: **3208 CHIQUITA BLVD S. STE 216**  
**CAPE CORAL, FL 33914**  
**File No. SF-6414SND**

Parcel I.D. #: **03-44-23-c4-02897.0230**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

***THIS WARRANTY DEED*** Made the 19th day of August, A.D. 2020, by **JOHN A. BATTAN, SR., INDIVIDUALLY AND AS TRUSTEE OF THE JOHN A. BATTAN SR., TRUST DATED FEBRAURY 27, 1996, A SINGLE MAN**, having its principal place of business at **43 W McKinsey Rd, Severana Park, MD 21146**, hereinafter called the grantor, to **BENITO GONZALES and AVELINA GONZALES, HUSBAND AND WIFE**, whose post office address is **2006 NW 31ST TER, CAPE CORAL, FL 33993**, hereinafter called the grantees:

*(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

***Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Lee County, State of Florida, viz:***

Lots 23, 24 and 25, Block 2897, CAPE CORAL, UNIT 41, according to the plat thereof, recorded in Plat Book 17, Page 2, of the Public Records of Lee County, Florida.

Said property is VACANT LAND and is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

***SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.***

***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 grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2019.***

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

**THE JOHN A. BATTAN SR., TRUST DATED  
FEBRAURY 27, 1996**

Beverly A. Mills

Witness Signature

Beverly A. Mills

Printed Name

By: John A. Battan, Sr. L.S.

Name: **JOHN A. BATTAN, SR.**

Title: **TRUSTEE**

Debra Henderson

Witness Signature

Debra Henderson

Printed Name

STATE OF Maryland  
COUNTY OF Anne Arundel

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2020, by **JOHN A. BATTAN, SR.** as **TRUSTEE** of **THE JOHN A. BATTAN SR., TRUST DATED FEBRAURY 27, 1996**. He (she) is personally known to me or has produced Maryland Drivers License as identification.

Beverly A. Mills

Signature of Notary

My commission expires March 24, 2023

