

After Recording Return To:  
Tara Ohmann  
LA Title Solutions, LLC  
1154 Lee Blvd., Ste 2  
Lehigh Acres, FL 33936

This Instrument Prepared by:

Tara Ohmann  
LA Title Solutions, LLC  
1154 Lee Blvd., Ste 2  
Lehigh Acres, FL 33936

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
11-4373-475

File No.: 22-0254

## **WARRANTY DEED**

**This Warranty Deed**, made the 31st day of March, 2022, by **Elizabeth Marie Moore, Monica M. Barnard and Micki M. Baumert, all Individually and as Trustees of Trust B, Established under the William J. Moore Revocable Trust dated June 18, 1991, an undivided Fifty Percent (50%) and Elizabeth Marie Moore, as Trustee under the Elizabeth Marie Moore Revocable Trust dated June 18, 1991, an undivided Fifty Percent (50%),** hereinafter called the grantor, whose post office address is: 604 BARDSTOWN ST, CANTONMENT, FL 32533, to **ALL STAR LOTS LLC, A DELAWARE LLC,** whose post office address is: 8 The Green Suite 11602, Dover, DE 19901, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$27,536.59 Dollars 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 Escambia County, Florida, to wit:

Lot 26, Block "B", in Pine Forest Hills Subdivision, according to plat thereof, as recorded in Plat Book 10, Page 26A, on the 18th day of August, 1976, Official Records, Escambia County, Florida.

The property is not the homestead of the Grantor(s).

**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 2022, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

**Trust B, Established under the William J. Moore Revocable Trust dated June 18, 1991**

Elizabeth Marie Moore  
Elizabeth Marie Moore, Individually and  
as Trustee

William H. Berman, Jr.  
Witness Signature

State of FLORIDA  
County of ESCAMBIA

My Commission Expires: DECEMBER 7, 2025

WILLIAM H. BARNARD, JR.  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # HH 205297  
MY COMMISSION EXPIRES DECEMBER 7, 2025

                     Online notary ( Mark Box if acknowledgement done by Online Notarization)

This Instrument Prepared By  
Tara Ohmann  
LA Title Solutions, LLC  
1154 Lee Blvd #2  
Lehigh Acres, Fl. 33936  
22-0254

Trust B, Established under the William  
J. Moore Revocable Trust dated June  
18, 1991

K. Dawn Head  
Witness Signature

Monica M. Barnard  
Monica M. Barnard, Individually and as  
Trustee

Kimberly Head  
Printed Name of Witness

Diane K. Finn  
Witness Signature

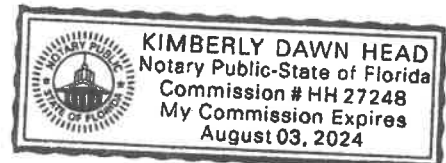
DIANE K. FINN  
Printed Name of Witness

State of FL  
County of Escambia

The foregoing instrument was acknowledged before me by means of physical  
presence or online notarization, this 31st day of March  
2022 by Monica M. Barnard, Individually and as Trustee of the Trust B, Established  
under the William J. Moore Revocable Trust dated June 18, 1991, whom is/are  
personally known to or has produced \_\_\_\_\_ as Identification.

My Commission Expires: 8/03/24

Kimberly Head  
Notary Public Signature  
Printed Name:  
Warranty Deed PG 2



\_\_\_\_ Online notary ( Mark Box if acknowledgement done by Online Notarization)

This Instrument Prepared By  
Tara Ohmann  
LA Title Solutions, LLC  
1154 Lee Blvd #2  
Lehigh Acres, Fl. 33936  
22-0254

Trust B, Established under the William  
J. Moore Revocable Trust dated June  
18, 1991

Brittney Baumert  
Witness Signature

Micki M. Baumert  
Micki M. Baumert, Individually and as  
Trustee

Brittney Baumert  
Printed Name of Witness

William H. Barnard, Jr.  
Witness Signature

WILLIAM H. BARNARD, JR.  
Printed Name of Witness

State of FLORIDA  
County of ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical  
presence or online notarization, this 31 day of MARCH  
2022 by Micki M. Baumert, Individually and as Trustee of the Trust B, Established  
under the William J. Moore Revocable Trust dated June 18, 1991, whom is are  
personally known to or has produced \_\_\_\_\_ as Identification.

My Commission Expires: DECEMBER 7, 2025

William H. Barnard, Jr.  
Notary Public Signature  
Printed Name: WILLIAM H. BARNARD, JR.  
Warranty Deed PG 2

WILLIAM H. BARNARD, JR.  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # HH 205297  
MY COMMISSION EXPIRES DECEMBER 7, 2025

\_\_\_\_\_ Online notary ( Mark Box if acknowledgement done by Online Notarization)

This Instrument Prepared By  
Tara Ohmann  
LA Title Solutions, LLC  
1154 Lee Blvd #2  
Lehigh Acres, Fl. 33936  
22-0254

The Elizabeth Marie Moore Revocable  
Trust dated June 18, 1991

William H. Barnard, Jr.  
Witness Signature

Elizabeth Marie Moore  
Elizabeth Marie Moore, Individually and  
as Trustee

WILLIAM H. BARNARD, JR.  
Printed Name of Witness

Brittney Baumert  
Witness Signature

Brittney Baumert  
Printed Name of Witness

State of FLORIDA  
County of ESCAMBIA

The foregoing instrument was acknowledged before me by means of ✓ physical  
presence or \_\_\_\_\_ online notarization, this 31 day of MARCH  
2022 by Elizabeth Marie Moore, Individually and as Trustee of the Trust B, Established  
under The Elizabeth Marie Moore Revocable Trust dated June 18, 1991, whom (is) are  
personally known to or has produced \_\_\_\_\_ as Identification.

My Commission Expires: DECEMBER 7, 2025

William H. Barnard, Jr.  
Notary Public Signature  
Printed Name: WILLIAM H. BARNARD, JR  
Warranty Deed PG 2

WILLIAM H. BARNARD, JR.  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # HH 205297  
MY COMMISSION EXPIRES DECEMBER 7, 2025

\_\_\_\_\_ Online notary ( Mark Box if acknowledgement done by Online Notarization)

**A. Settlement Statement**U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265

**B. Type of Loan**

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 6. File Number: 22-0254 7. Loan Number: 8. Mortgage Insurance Case Number:  
 4. ☐ VA 5. ☐ Conv. Ins. ☐ Other

**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 "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. Name & Address of Borrower:**

ALL STAR LOTS LLC, A DELAWARE LLC, 8 The Green Suite 11602, Dover, DE 19901

**E. Name & Address of Seller:**

Elizabeth Marie Moore, Monica M. Bernard and Mick M. Baumert, all individually and as Trustees of Trust B, Established under the William J. Moore Revocable Trust dated June 18, 1991, an undivided Fifty Percent (50%), 604 BARDSTOWN ST, CANTONMENT, FL 32533  
 Elizabeth Marie Moore, as Trustee under the Elizabeth Marie Moore Revocable Trust dated June 18, 1991, an undivided Fifty Percent (50%)

**F. Name & Address of Lender:**

TBD

**G. Property Location:**

Property Address  
 2735 Pleasant Valley Dr. Cantonment, Florida 32533  
 Subdivision  
 Lot 26, Block B, Pine Forest Hills Subdivision, Section 28, Book 10, Page 26, Escambia County, Florida  
 PIN  
 11-4373-475

**H. Settlement Agent:  
Place of Settlement:**

LA Title Solutions, LLC, 1154 Lee Blvd., Ste 2, Lehigh Acres, FL 33936, (239) 368-2444  
 1154 Lee Blvd., Ste 2, Lehigh Acres, FL 33936

**I. Settlement Date:**

3/31/2022

**Proration Date:**

3/31/2022

**Disbursement Date:**

3/31/2022

**J. Summary of Borrower's Transaction**

<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	\$27,536.59
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$846.41
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	

**120. Gross Amount Due from Borrower** \$28,382.99**200. Amounts Paid by or in Behalf of Borrower**

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

**Adjustments for items unpaid by seller**

210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

**220. Total Paid by/for Borrower** \$0.00**300. Cash at Settlement from/to Borrower**

301. Gross amount due from borrower (line 120)	\$28,382.99
302. Less amounts paid by/for borrower (line 220)	\$0.00
<b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$28,382.99</b>

**K. Summary of Seller's Transaction**

<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	\$27,536.59
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	

**420. Gross Amount Due to Seller** \$27,536.59**500. Reductions in Amount Due to Seller**

501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$0.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	

**Adjustments for items unpaid by seller**

510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

**520. Total Reduction Amount Due Seller** \$0.00**600. Cash at Settlement to/from Seller**

601. Gross amount due to seller (line 420)	\$27,536.59
602. Less reductions in amount due seller (line 520)	\$0.00
<b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>	<b>\$27,536.59</b>

**SUBSTITUTE FORM 1099 SELLER STATEMENT** - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**SELLER INSTRUCTION** - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.  
If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

THE TRUST B, ESTABLISHED UNDER THE WILLIAM J. MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

*Elizabeth Marie Moore*  
Elizabeth Marie Moore  
Individually and Trustee

Monica M. Bernard  
Individually and Trustee

Micki M. Baumert  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

*Elizabeth Marie Moore*  
Elizabeth Marie Moore  
Individually and as Trustee

**SUBSTITUTE FORM 1099 SELLER STATEMENT** - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**SELLER INSTRUCTION** - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 8252 and/or Schedule D (Form 1040).

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THE TRUST B, ESTABLISHED UNDER THE WILLIAM J. MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and Trustee

Monica M. Bernard  
Individually and Trustee

Micki M. Baument  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991,  
AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and as Trustee



3/25/2022 4:53:38 PM

File Number: 22-0254

**SUBSTITUTE FORM 1099 SELLER STATEMENT** - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

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Elizabeth Marie Moore  
Individually and Trustee

Monica M. Bernard  
Individually and Trustee

Micki M. Bauman  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and as Trustee

L. Settlement Charges				
700. Total Sales/Broker's Commission			Paid From	Paid From
Division of commission (line 700) as follows:			Borrower's	Seller's
701.			Funds at	Funds at
702.			Settlement	Settlement
703. Commission paid at settlement				
704.				
800. Items Payable in Connection with Loan				
801. Loan origination fee				
802. Loan discount				
803. Appraisal fee				
804. Credit report				
805. Lender's inspection fee				
806. Mortgage insurance application fee				
807. Assumption fee				
808.				
809.				
810.				
811.				
812.				
813.				
900. Items Required by Lender to Be Paid in Advance				
901. Interest from				
902. Mortgage insurance premium for				
903. Hazard insurance premium for				
904.				
905.				
1000. Reserves Deposited with Lender				
1001. Hazard insurance				
1002. Mortgage insurance				
1003. City property taxes				
1004. County property taxes				
1005. Annual assessments				
1006.				
1007.				
1008.				
1009.				
1100. Title Charges				
1101. Settlement or closing fee to LA Title Solutions, LLC			\$300.00	
1102. Abstract or title search to LA Title Solutions, LLC			\$100.00	
1103. Title examination				
1104. Title insurance binder				
1105. Document preparation				
1106. Notary fees				
1107. Attorney's fees to				
Includes above item numbers:				
1108. Title insurance to LA Title Solutions, LLC			\$158.70	
Includes above item numbers:				
1109. Lender's coverage				
1110. Owner's coverage	\$27,536.59	\$158.70		
1111.				
1112.				
1113.				
1200. Government Recording and Transfer Charges				
1201. Recording fees: Deed \$44.00			\$44.00	
1202. City/county tax/stamps:				
1203. State tax/stamps: Deed \$193.20			\$193.20	
1204.				
1205. Record Aff to Lee County Clerk of Courts			\$35.50	
1206. E Recording to Ingeo			\$15.00	
1300. Additional Settlement Charges				
1301. Survey				
1302. Pest inspection				
1303.				
1304.				
1305.				
1306.				
1307.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$846.40	\$0.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

**CERTIFICATION:**

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 HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

ALL STAR LOTS LLC, A DELAWARE LLC

Garland Sullivan  
Manager

THE TRUST B, ESTABLISHED UNDER THE WILLIAM J. MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and Trustee

Monica M. Bernard  
Individually and Trustee

Michael M. Baumer  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and as Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Tara Charnan

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.

3/25/2022 4:53:38 PM

File Number: 22-0254

**CERTIFICATION:**

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 HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

ALL STAR LOTS LLC, A DELAWARE LLC

Gerard Sullivan  
Manager

THE TRUST B, ESTABLISHED UNDER THE WILLIAM J. MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and Trustee

Monica M. Bernard  
Individually and Trustee

Mick M. Beumert  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and as Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Tara Ohmann

Date

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**CERTIFICATION:**

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**ALL STAR LOTS LLC, A DELAWARE LLC**

Gerland Sullivan  
Manager

THE TRUST B, ESTABLISHED UNDER THE WILLIAM J. MOORE REVOCABLE  
TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

*Elizabeth Marie Moore*  
Elizabeth Marie Moore  
Individually and Trustee

Monica M. Barnard  
Individually and Trustee

Mick M. Baumert  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991,  
AN UNDIVIDED FIFTY PERCENT (50%)

*Elizabeth Marie Moore*  
Elizabeth Marie Moore  
Individually and as Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Tara Ohmann

Date

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3/25/2022 4:53:38 PM

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DocuSigned by:

ALL STAR LOTS LLC, A DELAWARE LLC

Garland Starnett  
Manager

THE TRUST B, ESTABLISHED UNDER THE WILLIAM J. MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and Trustee

Monica M. Bernard  
Individually and Trustee

Micki M. Baumerl  
Individually and Trustee

THE ELIZABETH MARIE MOORE REVOCABLE TRUST DATED JUNE 18, 1991, AN UNDIVIDED FIFTY PERCENT (50%)

Elizabeth Marie Moore  
Individually and as Trustee

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Tara Ohmann

Date

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