

Definitive Title, LLC
 ALTA Universal ID: 1033821
 754 Washington Boulevard
 Baltimore, MD 21230
 (443) 874-5900

ALTA Combined Settlement Statement

File #:	2026-MD-2294	Property	864 Lemmon St	Settlement Date	08/10/2026
Print Date & Time:	08/06/2026 at 10:15 AM		Baltimore, MD 21201	Disbursement Date	08/10/2026
	EDT	Buyer	Lemmon Lane LLC		
Owner Deed:	Bret Collin Devich		2320 Bulls Sawmill Road		
Settlement Location:	754 Washington Boulevard		Freeland, MD 21053		
	Baltimore, MD, 21230	Seller	AMM Investments, LLC		
			531 Woodston Road		
			Rockville, MD 20850		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$180,000.00	Sale Price of Property	\$180,000.00	
		Deposit		\$2,000.00
		Prorations/Adjustments		
	\$2,180.56	City/Town Taxes 08/10/2026 to 06/30/2027	\$2,180.56	
\$19.36		Ground Rent 02/15/2026 to 08/10/2026		\$19.36
\$51.34		Metered Water 07/07/2026 to 08/10/2026		\$51.34
		Other Charges		
		Closing Lock File Fee to Closing Lock	\$50.00	
		FedEx Fee to Definitive Title, LLC	\$150.00	
		Payoff(s)		
\$116,338.53		Payoff to Neighborhood LLC		
		Government Recording and Transfer Charges		
		Recording Fees	\$60.00	
		---Deed: \$60.00		
		---Mortgage: \$0.00		
\$900.00		Recordation Tax - City (Deed) to Director of Finance	\$900.00	
\$1,350.00		Transfer Tax - City (Deed) to Director of Finance	\$1,350.00	
\$450.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$450.00	
		Commission		
\$6,300.00		Listing Agent Commission to CENTURY 21 New Millennium		
\$4,500.00		Selling Agent Commission to Cummings & Co. Realtors		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract or Title Search to Old Republic National Title Insurance Co.	\$325.00	
		Title - Attorney Fee to Christopher Goebel, Esq.	\$50.00	
		Title - Deed Prep Fee to Definitive Title, LLC	\$150.00	
\$395.00		Title - Seller Processing/Remote/Release/Wire Fee to Definitive Title, LLC		
		Title - Settlement Fee to Definitive Title, LLC	\$395.00	
		Title - Walk thru Recording Fee to Recordings R Us	\$35.00	
		Title Exam Fee to Definitive Title, LLC	\$475.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$972.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Miscellaneous		
\$8.60		2025/2026 Annual Taxes to Director of Finance		
\$495.00		Admin Fee to CENTURY 21 New Millennium		
		Admin Fee to Cummings & Co. Realtors	\$595.00	
\$2,449.76		Annual Taxes to Director of Finance		
\$54.00		Ground Rent to 1604 Penthouse LLC		
		Lien Certificate to Definitive Title, LLC	\$55.00	
\$594.07		Metered Water to Director of Finance		
		Survey Fee, Plot Plan to NTT and Associates	\$275.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$133,905.66	\$182,180.56			
		Subtotals	\$188,467.56	\$2,070.70
		Due from Buyer		\$186,396.86
\$48,274.90		Due to Seller		
\$182,180.56	\$182,180.56	Totals	\$188,467.56	\$188,467.56

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 Definitive Title, LLC to cause the funds to be disbursed in accordance with this statement.

Lemmon Lane LLC, a Maryland Limited Liability Company

By: Beverly A. Purnell, Member 8/10/26
Beverly A. Purnell, Member Date

By: Jeffrey W. Purnell, member 8/10/26
Jeffrey W. Purnell, Member Date

AMM Investments, LLC, a Maryland Limited Liability Company

By: Andre Moran, Sole Owner 8/10/26
Andre Moran, Sole Owner Date

Settlement Agent

Date