

File No./Escrow No.: 21-8265 Abode Settlement Group, LLC
 Print Date & Time: 02/16/2021 05:58 PM 10308B Baltimore National Pike
 Officer/Escrow Officer: Ellicott City MD 21042
 Settlement Location:
 10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 1312 N Carey St., Baltimore, MD 21217
 Buyer: Baltimore Excel 02 LLC
 Seller: A.A.A.T.C. LLC by Torie De-Laine Authorized Signer
 Lender:
 Settlement Date: 2/18/2021
 Disbursement Date: 2/18/2021
 Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$30,000.00	
Deposit		\$2,000.00
Prorations/Adjustments		
City/Town Taxes from 2/18/2021 to 6/30/2021	\$1,129.72	
Loan Charges to asg		
ground rent deed to asg	\$575.00	
Title Charges & Escrow / Settlement Charges		
Abstract with Mortiles/ASG	\$345.00	
Attorney Cet Fee with Deed Services, LLC	\$210.00	
Closing Agent Fee with ASR/ASG/BancServ	\$210.00	
Payment/Reimbursement for Lien Certificates with Abode Settlement Group, LLC	\$110.00	
Recording Service Fee with Mortiles/ASG/Simplifie	\$30.00	
Settlement/Closing Fee with Abode Settlement Group, LLC	\$375.00	
Title Exam Fee with Abode Settlement Group, LLC	\$595.00	
Owner's Policy with WFG National Title Insurance Company	\$210.00	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	\$150.00	
City Transfer Tax to Director of Finance	\$450.00	
Recording Fees (Deed) to Circuit Court for Baltimore City	\$120.00	
State Recordation Tax to Director of Finance	\$300.00	
Miscellaneous		
gr city transfer to Director of Finance	\$30.00	
gr state rec to Director of Finance	\$20.00	

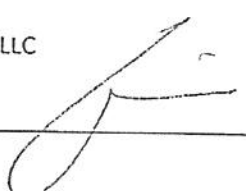
Description	Borrower/Buyer	
	Debit	Credit
gr state transfer to Circuit Court for Baltimore City	\$10.00	
md withholding tax non md res \$ 2426.09 to Clerk of the Circuit Court	\$0.01	
assignment fee to UIG 2 LLC: \$2426.09 Paid by Others	\$10,000.00	
Recording Escrow Fee to Abode Settlement Group, LLC	\$150.00	
ground rent redemption to MA FUNDING INC	\$2,000.00	

	Debit	Credit
Subtotals	\$47,019.73	\$2,000.00
Due From Borrower		\$45,019.73
Due To Seller		
Totals	\$47,019.73	\$47,019.73

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize to cause the funds to be disbursed in accordance with this statement.

Baltimore Excel 02 LLC

By: 

Escrow Officer

Property Address: 1312 N Carey St., Baltimore, MD 21217
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A.A.A.T.C. LLC by Torie De-Laine Authorized Signer

By: _____



Escrow Officer

Palkesh Patel, 02/16/2021
PALKESH PATEL
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 14, 2024
Commission # 50110682