

File No./Escrow No.: 20-8048
 Print Date & Time: 02/25/2021 09:11 AM
 Officer/Escrow Officer:
 Settlement Location:
 10308B Baltimore National Pike, Ellicott City MD 21042

Abode Settlement Group, LLC
 10308B Baltimore National Pike
 Ellicott City MD 21042

Property Address: 2823 Winchester St., Baltimore, MD 21216
 Buyer: Baltimore Excel 02 LLC
 Seller: STP International Inc by Kristin Hill Authorized Signer
 Lender:
 Settlement Date: 2/25/2021
 Disbursement Date: 2/25/2021
 Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$30,000.00	
Deposit		\$2,000.00
Title Charges & Escrow / Settlement Charges		
Abstract with Mortgages/ASG	\$245.00	
Attorney Cet Fee with Deed Services, LLC	\$210.00	
Attorney Opinion Letter with Deed Services, LLC	\$125.00	
Closing Agent Fee with ASR/ASG/BancServ	\$210.00	
Recording Service Fee with Mortgages/ASG/Simplifile	\$30.00	
Settlement/Closing Fee with Abode Settlement Group, LLC	\$375.00	
tax sale clearing/ Payment/Reimbursement for Lien Certificates with Abode Settlement Group, LLC	\$155.00	
Title Exam Fee with Abode Settlement Group, LLC	\$495.00	
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	\$60.00	
State Recordation Tax to Director of Finance	\$300.00	
Miscellaneous		
assignment fee to Malik Jones	\$9,000.00	
Recording Escrow Fee to Abode Settlement Group, LLC (escrow)	\$250.00	
assignment fee to STEVEN CRUZ	\$1,000.00	
assignment fee to WILLIAM PUREC	\$1,000.00	
assignment fee to UIG 2 LLC	\$2,000.00	

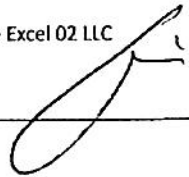
	Debit	Credit
Subtotals	\$46,265.00	\$2,000.00
Due From Borrower		\$44,265.00
Due To Seller		
Totals	\$46,265.00	\$46,265.00

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

File No./Escrow No.: Abode Settlement Group, LLC
20-8048
Print Date & Time: 10308B Baltimore National Pike
02/24/2021 12:41 PM Ellicott City MD 21042
Officer/Escrow Officer:

Settlement Location:
10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 2823 Winchester St., Baltimore, MD 21216
Buyer: Baltimore Excel 02 LLC
Seller: STP International Inc by Kristin Hill Authorized Signer
Lender:

Settlement Date: 2/25/2021
Disbursement Date: 2/25/2021
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$30,000.00
Title Charges & Escrow / Settlement Charges		
tax sale clearing/ Payment/Reimbursement for Lien Certificates with Abode Settlement Group, LLC	\$250.00	
Commission		
water bill 2/5 to Director of Finance	\$484.40	
Miscellaneous		
20/21 property taxes to DIRECTOR OF FINANCE	\$787.15	
	Debit	Credit
Subtotals	\$1,521.55	\$30,000.00
Due From Borrower		
Due To Seller	\$28,478.45	
Totals	\$30,000.00	\$30,000.00

Acknowledgement

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STP International Inc by Kristin Hill Authorized Signer

By: Kristin Hill

Escrow Officer