Sanctuary Title
ALTA Universal ID: 1179249
454 East Fort Avenue
Baltimore, MD 21230
(410) 231-3555

ALTA Combined Settlement Statement

File #:	2026-2661	**Property**	2114 West Lexington Street	**Settlement Date**	03/11/2026
Print Date & Time:	03/09/2026 at 05:06 PM EDT		Baltimore, MD 21223	**Disbursement Date**	03/11/2026
		Buyer	MILIAN INVESTMENTS LLC		
Attorney:	Justin Noe	**Seller**	Vertex TL LLC		
Settlement Location:	16a Bel Air South Parkway Bel Air, MD, 21015	**Lender**			

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$38,454.55	Sale Price of Property	$38,454.55	
		Deposit		$5,000.00
		Government Recording and Transfer Charges		
		Recording Fees	$60.00	
		---Deed: $60.00		
		---Mortgage: $0.00		
		Recordation Tax - City (Deed) to Director of Finance	$400.00	
		Rundown and Record Fee to Recordings "R" Us, Inc./Sanctuary Title	$35.00	
		Transfer Tax - City (Deed) to Director of Finance	$600.00	
		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	$200.00	
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract Search to Westcor Land Title Insurance Company	$200.00	
		Title - Attorney Title Review to Sanctuary Title	$399.00	
		TItle - Deed Preparation to Sanctuary Legal	$199.00	
		Title - eDocs fee to Sanctuary Title	$196.00	
		Title - Seller Administration to Sanctuary Title	$295.00	
		Title - Settlement Fee to Sanctuary Title	$999.00	
		Title - Wire & Disbursement Fee to Sanctuary Title	$50.00	
		Title - Lien Certificate Reimbursement to Sanctuary Title	$168.36	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company	$300.00	
		Title - Owner's Title Policy - First Deed to Westcor Land Title Insurance Company	$300.00	
		Miscellaneous		
		25/26 Taxes to Director of Finance	$395.46	
		Assignment Fee to REQUESTHOMEOFFER, LLC	$772.72	
		Assignment Fee to WP Invest LLC	$772.73	
		Doc Shipping to Sanctuary Title	$39.00	
		Final Water/Tax Sale Escrow to Sanctuary Title	$500.00	
		Foreclosure Copies to Westcor Land Title Insurance Company	$32.00	
		Legal - Tax Sale Administration to Sanctuary Legal	$1,795.00	

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
$0.00	**$38,454.55**	**Subtotals**	**$47,162.82**	**$5,000.00**
		Due from Buyer		$42,162.82
$38,454.55		Due to Seller		
$38,454.55	**$38,454.55**	**Totals**	**$47,162.82**	**$47,162.82**

See signature addendum

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 Sanctuary Title to cause the funds to be disbursed in accordance with this statement.

MILIAN INVESTMENTS LLC, a Maryland Limited Liability Company

By: _____ Date
Byron Milian, Sole Member

Vertex TL LLC, a Maryland Limited Liability Company

By: _____ 3-9-26
Yisroel Schaffel, Sole Member Date

_____ 3/11/26
Settlement Agent Date

Signature Addendum

Acknowledgement

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MILIAN INVESTMENTS LLC, a Maryland Limited Liability Company

By: Byron Milian (Mar 11, 2026 11:10:42 EDT)

Byron Milian, Sole Member — Date

Vertex TL LLC, a Maryland Limited Liability Company

By:

Yisroel Schaffel, Sole Member — Date

Settlement Agent — Date 3/11/26