



FIRST TITLE & ABSTRACT, INC.

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145
Phone (239) 394-1199
Fax (239) 394-8641

Please Respond To:
MARCO ISLAND OFFICE

Satellite location:
3200 Tamiami Trail N., Suite 200
Naples, Florida 34103

DELIVERED VIA FEDERAL EXPRESS

September 1, 2023

Joseph D. Stewart, Esquire
2671 Airport Road South, Suite 302
Naples, Florida 34112

Re: Robert E. Olson and Michaelon Ann Marie Olson, Plaintiff
Case No. 2022-CA-00309
900 Montego Ct., Marco Island, FL 34145

Dear Mr. Stewart:

Attached is a complete copy of the First Title & Abstract, Inc. file on this matter requested per your subpoena attached.

If there are any questions, please do not hesitate to contact our office.

Respectfully,

Barbara Murry
Post Closing Department

bm
enclosures as noted

7/28/23
12:26pm
SN
206378

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION

ROBERT E. OLSON and
MICHAELON ANN MARIE OLSON,

CASE NO. 2022-CA-00309

Plaintiff,

vs.

CRAIG WOODWARD, ANTHONY J.
DIMORA, and WOODWARD, PIRES &
LOMBARDO, P.A.,

Defendants.

_____ /

SUBPOENA DUCES TECUM WITHOUT DEPOSITION

THE STATE OF FLORIDA TO: **FIRST TITLE & ABSTRACT, INC.**
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145

YOU ARE COMMANDED to appear at the law offices of *Joseph D. Stewart, P.A.*, Suite 302, 2671 Airport Road South, Naples, Florida 34112 during normal business hours, within ten (10) days of service of this subpoena, and to have with you at that time and place (or make available for inspection) the following:

1. **Please provide a copy of your entire file regarding the sale of 900 Montego Court, Marco Island (the subject property) by the Olsons to Mr. McDonald and Ms. Brownson.**
2. **Please provide copies of all communications either external or internal regarding the subject real estate transaction including any efforts to obtain Collier County approval for the lot splits.**

These items will be inspected and may be copied at that time. You will not be required to surrender the original items. **You may comply with this subpoena by providing legible copies of the items to be produced to the attorney whose name appears on this subpoena on or**

before the scheduled date of production. You may condition the preparation of the copies upon the payment in advance of the reasonable costs of preparation. **You may mail or deliver the copies to the attorney whose name appears on this subpoena and thereby eliminate your appearance at the time and place specified above.** You have the right to object to the production pursuant to this subpoena at any time before production by giving written notice to the attorney whose name appears on this subpoena.

If you fail to:

- (1) appear as specified; or
- (2) furnish the records instead of appearing as provided above; or
- (3) object to this subpoena;

you may be in contempt of court. You are subpoenaed by the attorney whose name appears on this subpoena and unless excused from this subpoena by the attorney or the undersigned issuing clerk, you shall respond to this subpoena as directed.

You are subpoenaed by the attorneys whose name appears on this Subpoena, and, unless excused from this Subpoena by the attorney or the Court, you shall respond to this Subpoena as directed.

DATED this 28th day of July, 2023.

Joseph D. Stewart, P.A.
For the Circuit Court

/s/ Joseph D. Stewart

Joseph D. Stewart, Esquire
2671 Airport Road South, Suite 302
Naples, FL 34112
Telephone: (239) 775-4450
Facsimile: (239) 775-8581
Florida Bar No.: 0476250

HOME



2/17 Docs done
w/TC, w/OS, Z.-K
2/17 verbal from seller
-KZ

11AS-IS
FILE NO.
20-4025

SALES PRICE
599,999-

CLOSING DATE
2/28/20

AMOUNT \$ 479,999.20

OLD FILE/REF. NO.

CONTINGENCY DATE WAIVED

EFFECTIVE DATE 1/26/20 FILE REC'D 1-27-20 FILE OPENED 1/27/20

PRO LETTERS: SELLER - SENT 1/28 2/17 REC'D 2/17 verbal BUYER - SENT REC'D

PRELIMINARY HUD 1/28 2/17 KZCPL & WIRE KNOWS were closed

SELLER(S) Robert E. Olson & Michaelon A. Wright (wife)
8458 Mallards Way, Naples, FL 34114

PHONE: 394-2000 mail to P.O. 5100 Per Mr. Olson ~~Maintain~~

EMAIL: michaelon@1791.com Marco 34145 - This is correct because a large box * sign 2/25

BUYER(S) David M. McDonald & Robin T. Brownson @llam

SS No.:
PHONE:
EMAIL:

LENDER:
PHONE:
EMAIL:

LISTING (SELLER'S) AGENT: Natalie Kirstein - John R. Wood Properties
PHONE: 239-784-0491 EMAIL: nkirstein@johnrwood.com
Teamnatalee@johnrwood.com

1/28
CR
sent

SELLING (BUYER'S) AGENT: Cathleen Ahern - Keller Williams
PHONE: 978-994-9299 EMAIL: Cathy@marcoapartsonline.com

COMMISSION PERCENTAGE TOTAL % Listing % 12599.98 Selling %
AGENCY TRANSACTION FEES \$ from seller

OPPOSING: Title Alliance of Collier County - Bonnie Gibbons
PHONE: 259-8501 EMAIL: bgibbons@taofcolliercounty.com

PROPERTY ADDRESS: 900 Montego Ct. Marco Island, FL 34145 COM

LEGAL: Marco Beach unit 7, BIK 181, Lot 12 & MBU 7, BIK 182, Lot 1

FOLIO NO.: 51647600007 HOMESTEAD/NONHOMESTEAD

TAX INFORMATION 2019 pd \$ 3956.23
CITY AND/OR COUNTY ESTOPPELS 1/30 REC'D 1/30

CONDO/HOA MANAGER
CONDO ESTOPPEL REC'D
HOMEOWNERS ASSOCIATION ESTOPPEL REC'D

1st DEPOSIT DUE 2/1 \$ 10,000 REC'D 2nd DEPOSIT DUE 2/3 \$ 75000 REC'D 2/3

PRIOR POLICY REC'D PP TO OPP. ATTY PP TO UW NO PRIOR POLICY
TITLE ORD'D TITLE REC'D 2/14 TO BETH TO OPP. ATTY TO LENDER

SURVEY QUOTE TO BUYER ORD'D REC'D QUOTE \$
PRIOR SURVEY: YES / NO SURVEY AFFIDAVIT: YES / NO

PAYOFF ORDERED REC'D \$ GOOD THRU
COPIES TO CLIENT AT CLOSING 3/3 MAILED HAND DELIVERED

PERMIT: SEARCH REQUEST REC'D INFO TO OPP. CLOSED/COED

Deposit entered 1099 3/15 OP mailed
Deposit emailed GAP LP mailed

CLOSING COURTESY CALL: SELLER BUYER

NOTES: * Sec Line 455 *

* payoff
Not required



ESCROW DEPOSIT RECEIPT VERIFICATION



PART 1: REQUEST FOR ESCROW DEPOSIT RECEIPT VERIFICATION MLS# _____

CHECK ONE

Initial Deposit \$10,000.00

Request Date: _____

Additional Deposit \$75,000.00

Request Date: **TBD**

To: **Title Alliance of Collier County, LLC**
(Escrow Agent)

Bonnie Gibbons
(Contact Person)

239-259-8501
(Phone)

Email: **bgibbons@taofcolliercounty.com**
(Escrow Agent)

Fax: **888-495-5117**
(Escrow Agent)

From: **Keller Williams Realty - Marco Island**
(Selling Broker)

(Selling Licensee)

Email: **cathy@marconaplesonline.com**
(Selling Broker)

Fax: **239-970-3265**
(Selling Broker)

Buyer: **David M. McDonald and Robin T. Brownson**

Seller: **Robert E. Olson**

Property Address: **900 Montego Court, Marco Island, FL 34145**

Rule 61J2-14.008, Florida Administrative Code, requires Broker to make this request within 10 business days after the due date of the deposit. Escrow Agent should complete Part 2 of this form and return to Seller Broker.

PART 2: ESCROW DEPOSIT RECEIPT VERIFICATION

CHECK ONE

The Initial \$10,000.00 Additional \$75,000.00 Deposit was received by Escrow Agent on 1/28/2020, subject to clearance.

Title Alliance of Collier County, LLC
(Name of Escrow Agent Company or Firm)

By: *Bonnie Gibbons*

(Signature of Escrow Agent's Authorized Representative)

Bonnie Gibbons

(Printed Name of Escrow Agent's Representative)

PART 3: NOTIFICATION TO LISTING BROKER OR SELLER OF ESCROW DEPOSIT RECEIPT VERIFICATION

To: **John R. Wood Properties**

(Listing Broker or Seller if no Listing Broker)

Email: _____
(Listing Broker or Seller if no Listing Broker)

Fax: _____
(Listing Broker or Seller if no Listing Broker)

From: **Selling Broker** Date: **January 31, 2020**

CHECK ONE

Copy of written Escrow Deposit Receipt Verification for your records.

Selling Broker received no written Escrow Deposit Receipt Verification from Escrow Agent.

Rule 61J2-14.008, Florida Administrative Code, requires that this notification be sent to Listing Broker (or Seller if there is no Listing Broker) within 10 business days of the date Selling Broker made written request to Escrow Agent for escrow deposit receipt verification.



SALES CONTRACT-AS IS (RESIDENTIAL IMPROVED PROPERTY)



SELLER: ROBERT E. OLSON BUYER: David M. McDonald

SELLER: _____ BUYER: Robin T. Brownson

ADDRESS: _____ ADDRESS: _____

1 UPON ACCEPTANCE OF THE OFFER OR COUNTEROFFER, SELLER has agreed to sell and BUYER has agreed to buy, UPON THE
 2 FOLLOWING TERMS AND CONDITIONS, the real property hereafter legally described, including the lawn, trees, shrubbery and landscaping
 3 (collectively the "Landscaping") and all non-leased fixtures (the "Real Property"), together with the following items existing on the Real Property
 4 on the Effective Date: built-in appliances and beverage cooler(s)/dispenser(s); attached lighting; ceiling fan(s); built-in shelving/closet fittings;
 5 wall-to-wall carpeting; integrated home automation, audio-visual, home entertainment and/or home sound systems including all operational
 6 components and software; hurricane/storm shutters and panels and all components; central vacuum system including hoses; intercom system;
 7 water softener/purification system; built-in home generator; security/surveillance system including cameras; drapery rods; television brackets
 8 (excluding televisions); decorative shutters; and pool equipment; and _____
 9

10 (the Real Property and the above items are collectively referred to as the "Property"), and together with the following personal property existing
 11 on the Real Property on the Effective Date: refrigerator(s); range(s); dishwasher(s); microwave(s); washer(s); dryer(s); draperies, curtains,
 12 blinds, shades and other window treatments; garage door opener(s)/ remote(s); keys, fobs and other access devices (including to community
 13 property); pool or solar cover; child pool safety fence, and automated pool cleaning equipment, and _____
 14

15
 16 and the additional personal property, if any listed on the attached inventory or list (the "Personal Property").

17 The following items are excluded: _____
 18

19 The Personal Property shall be free from liens and is deemed without value, left for the convenience of the parties, and transferred without
 20 consideration, unless otherwise agreed to by the parties.

21 The address of the Property is: 900 Montego Ct, MARCO ISLAND, FL 34145

22 **LEGAL DESCRIPTION OF THE PROPERTY:**

23 See new legal description on survey attached. _____, Collier _____ County, Florida.

24 IF THE PROPERTY IS A COOPERATIVE PARCEL, THE "ADDENDUM TO SALES CONTRACT COOPERATIVE" IS INCORPORATED
 25 HEREIN AND MADE AN INTEGRAL PART OF THIS CONTRACT.

26 If applicable, SELLER shall convey SELLER's exclusive right to use the following: Parking Space(s) # _____,

27 Garage(s) # _____, Cabana(s) # _____, Storage Locker(s) # _____, Boat Dock(s) or Slip(s) # _____, and other

28 common elements and common areas to which SELLER has an exclusive right of use and the right to convey.

29 1. **PURCHASE PRICE:** The purchase price (U.S. currency), which is allocated to the Property
 30 only unless otherwise stated, shall be payable as follows:\$599,999.00

31 A. Initial Deposit to be held in escrow\$10,000.00

32 [SELECT ONE. IF NO SELECTION IS MADE, ACCOMPANIES OFFER SHALL APPLY.]

33 accompanies offer is due on the Effective Date is due not later than 5 _____ days after the Effective Date.

34 Additional Deposit to be received in escrow not later than see notes _____ days after the

35 Effective Date\$75,000.00

36 B. Proceeds of mortgage, if any [See Paragraph 4.B.]\$479,999.20

37 C. Proceeds of SELLER mortgage, if any [see Paragraph 4.C.]\$0

38 D. Other:\$0

39 E. Balance of the purchase price, payable from BUYER to the closing agent
40 at closing, subject to adjustments and prorations, of approximately\$34,998.80
41 Closing funds and all deposit funds tendered to the closing agent within 15 days prior to closing shall be paid by wire transfer. All
42 international funds shall be paid by wire transfer. All deposits are subject to collection.

43 2. PERIOD OF OFFER AND COUNTER-OFFER; EFFECTIVE DATE: This offer is revoked if not accepted and the signed offer delivered to
44 offeror, by noon AM PM on 01/26/2020 (Insert Date). Any counter-offer is revoked if not accepted
45 and the signed counter-offer delivered to counter-offeror not later than _____ days [2 days if left blank] after delivery of the counter-offer.

46 The Effective Date of this Contract shall be the last date either SELLER or BUYER signs or initials this Contract. ALL CHANGES TO THE
47 OFFER OR COUNTER-OFFER MUST BE INITIALED AND DATED. THE LATEST DATE SET FORTH ON THIS CONTRACT BY EITHER
48 PARTY'S SIGNATURE OR INITIALS SHALL BE THE EFFECTIVE DATE.

49 3. CLOSING DATE; TIME OF THE ESSENCE; CLOSING LOCATION; CLOSING AGENT; POSSESSION: Closing shall occur on
50 See other term and conditions. (Insert Date) (the "Closing Date"). Time is of the essence as to the Closing Date. Closing shall
51 occur in the county where the Property is located, at an office designated by the closing agent, who shall be selected by BUYER. BUYER shall
52 be the legal owner of the Property as of the closing, and SELLER shall vacate and give possession of the Property at the closing. SELLER
53 shall leave the dwelling(s) on the Property in broom-clean condition and the entire Property free of debris.

54 4. METHOD OF PAYMENT [SELECT ONE. IF NO SELECTION IS MADE, A. SHALL APPLY]: A. CASH/FINANCING WITHOUT
55 CONTINGENCY: BUYER will pay cash, but may obtain a loan for the purchase of the Property; however, there is no financing contingency. If
56 BUYER elects to finance BUYER's purchase of the Property through a creditor/lender, BUYER shall be required to timely perform all
57 BUYER's obligations under the Contract and to close on the Closing Date, notwithstanding any terms and conditions imposed by
58 BUYER's creditor/lender and/or any applicable disclosure, delivery and compliance requirements of the Consumer Financial Protection
59 Bureau Integrated Mortgage Disclosure Rule ("CFPB Rule"); B. FINANCING CONTINGENCY: Subject to the provisions of this paragraph,
60 BUYER's obligation to purchase the Property is contingent upon BUYER obtaining a loan, unless waived by BUYER as set forth below, in the
61 amount shown in 1.B. above, to be secured by a mortgage on the Property at [IF NO SELECTIONS ARE MADE, (1) SHALL APPLY]: (1)
62 Conventional (2) VA (3) FHA (4) Other _____. [If VA OR FHA, The "Addendum to Sales
63 Contract VA/FHA Financing" should be attached hereto and made a part hereof], at (1) an initial or (2) fixed rate of interest not
64 exceeding 5 _____ % per year, for an amortized term of 30 _____ years [30 years if left blank]. BUYER shall make loan application as defined in
65 the CFPB Rule ("Loan Application") not later than 5 _____ days after the Effective Date [5 days if left blank], and shall make a continuing good
66 faith and diligent effort to obtain said loan and comply with all applicable requirements of the creditor/lender and CFPB Rule relating to the loan
67 process. If BUYER fails to waive this financing contingency on or before See other terms and conditions _____ (Insert Date) [45 days after
68 the Effective Date if left blank], either SELLER or BUYER may terminate this Contract at any time. BUYER's termination under this contingency
69 must be accompanied by either (i) an Equal Credit Opportunity Act statement of adverse credit action issued by a creditor/lender confirming
70 that mortgage financing on the terms set forth in this Contract was denied on grounds that either the Property was unacceptable to the
71 creditor/lender or the BUYER financially failed to qualify for said financing terms, or (ii) other evidence from the creditor/lender that BUYER has
72 made Loan Application and made diligent and good faith efforts to meet all applicable requirements of the creditor/lender and the CFPB Rule,
73 but has received neither loan approval nor loan denial from the creditor/lender. SELLER's right to terminate shall cease to exist if BUYER
74 waives this financing contingency prior to SELLER giving BUYER notice of termination. IF BUYER WAIVES THIS CONTINGENCY AND IS
75 UNABLE TO CLOSE ON THE CLOSING DATE DUE TO A DELAY CAUSED SOLELY BY THE CREDITOR/LENDER AND/OR
76 NECESSITATED BY THE CFPB RULE, BUYER MAY EXTEND THE CLOSING DATE UP TO 10 DAYS FOR CFPB RULE COMPLIANCE
77 AND TO ACCOMMODATE RECEIPT AND EXECUTION OF THE LOAN PACKAGE AND LOAN FUNDING. Delivery of documentation
78 evidencing loan commitment or loan approval shall not constitute a waiver of the financing contingency. BUYER acknowledges that
79 once BUYER waives this financing contingency, BUYER's deposit monies are no longer refundable under this Paragraph 4. C.
80 SELLER FINANCING. The "Addendum to Sales Contract Seller Financing" is attached hereto and made a part hereof.

81 5. CDD/MSTU SPECIAL TAX DISTRICTS: The Property is is not located within a Community Development District ("CDD") or
82 Municipal Service or Benefit Taxing Unit ("MSTU"). BUYER will at closing assume any outstanding capital assessment balance. If the
83 Property is located within a CDD or MSTU, and if there is any outstanding capital balance, BUYER should not execute this Contract
84 until BUYER has received and signed the "Addendum to Sales Contract CDD/MSTU Assessments" or similar written disclosure from
85 SELLER setting forth the approximate outstanding capital assessment balance, which BUYER will assume at closing.

86 6. CONDOMINIUM/HOMEOWNERS' ASSOCIATION AND GOVERNMENTALLY IMPOSED LIENS AND SPECIAL ASSESSMENTS:
87 SELLER shall pay the full amount of condominium/homeowners' association special assessments and governmentally imposed liens or special
88 assessments (other than CDD/MSTU assessments which are addressed in Paragraph 5), which, on or before the Effective Date, are a lien or a
89 special assessment that is certain as to (a) the identity of the lienor or assessor, and (b) the property subject to the lien or special assessment,
90 and (c) the amount of the lien or special assessment. If, as of the Effective Date, there are any pending liens or special assessments (liens or

91 special assessments other than those described above) which are not SELLER's obligation as set forth above and which were not disclosed in
 92 writing to BUYER by SELLER prior to or concurrent with the execution of this Contract, and which exceed 1% of the purchase price. BUYER
 93 may terminate this Contract, unless SELLER agrees in writing to pay the portion of such pending liens or special assessments in excess of 1%
 94 of the purchase price, and SELLER agrees to pay into escrow at closing a reasonable sum to insure that the excess will be paid.

95 **7. EXISTING LEASES WITH POST-CLOSING OCCUPANCY:** If this box is checked, the Property is subject to one or more leases
 96 and/or rental agreements (collectively "Leases") in effect as of the Effective Date with occupancy occurring after the closing. SELLER shall
 97 deliver complete information regarding the terms of said Leases and copies of all written Leases (collectively the "Lease Information") to
 98 BUYER not later than 5 days after the Effective Date. BUYER shall have 5 days after receipt of the Lease Information to review the same, and
 99 may terminate this Contract not later than 5 days after receipt of the Lease Information, if in BUYER's sole discretion, the Lease Information is
 100 unacceptable. If SELLER fails to timely deliver the Lease Information, BUYER may terminate this Contract not later than 10 days after the
 101 Effective Date.

102 **8. AS IS; DUE DILIGENCE PERIOD; INSPECTIONS:** BUYER shall have 15 days [15 days if left blank] after the Effective Date (the "Due
 103 Diligence Period") to have the Property, the Systems and Equipment, and Personal Property evaluated at BUYER's expense and may, but is not
 104 required to, utilize the services of any professional or licensed inspector(s) to conduct inspection(s). If BUYER determines, in BUYER's sole
 105 discretion, that the Property, Systems and Equipment, or Personal Property is not acceptable to BUYER for any reason, BUYER may terminate the
 106 Contract prior to expiration of the Due Diligence Period. If BUYER does not elect to terminate the Contract, SELLER shall have no obligation to
 107 make any repairs or replacements to the Property, Systems and Equipment or Personal Property, except as stated in Standard D.2.a. BUYER's
 108 right to terminate hereunder has been bargained for between the parties, and each party acknowledges full and adequate consideration has been
 109 received for this provision. The Property, Systems and Equipment, appurtenances, and Personal Property being sold to BUYER will be conveyed
 110 to BUYER in their "AS IS" condition as of the Effective Date. BUYER's failure to terminate the Contract in the manner provided herein shall
 111 constitute a waiver of the right to terminate under the provisions of this paragraph. All inspections shall be non-invasive and shall not entail any
 112 perforation or removal of structural material unless approved in advance by SELLER. Upon reasonable notice, SELLER shall provide access and
 113 utilities service to the Property to facilitate the inspections. BUYER shall repair any and all damage to the Property, Systems and Equipment and
 114 Personal Property resulting from or caused by the inspections and shall otherwise return the Property, Systems and Equipment and Personal
 115 Property to its condition prior to the inspections. BUYER will indemnify and hold SELLER harmless from and against all losses, damages, costs,
 116 claims and expenses of any nature, including attorney fees (collectively "Losses"), and from and against any liability to any person arising from, out
 117 of or in connection with the inspections, except as to Losses resulting from negligence or intentional acts or omissions of SELLER. For purposes
 118 of this Contract, the term "Systems and Equipment" shall mean all appliances and equipment, including fire sprinkler, irrigation, well, septic,
 119 heating, cooling, electrical, plumbing and security systems; mechanical components; roof (including fascia and soffits); ceilings; walls; windows and
 120 doors (including overhead door(s)); foundation; swimming pool, spa and pool/spa deck(s), and pool/lanai enclosure(s); seawall; dock(s); boat
 121 lifts/davits and related electrical and mechanical components, if any.

122 REAL ESTATE TRANSACTION STANDARDS

123 THE REAL ESTATE TRANSACTION STANDARDS SHOULD NOT BE REVISED OR MODIFIED EXCEPT IN OTHER TERMS AND
 124 CONDITIONS AND/OR BY ADDENDUM/ADDENDA.

125 126 STANDARD A—TITLE; TITLING INSTRUCTIONS; ASSIGNMENT; TAX DEFERRED EXCHANGE.

127 **1. MARKETABLE TITLE:** Title to the Property shall be good and marketable according to the Uniform Title Standards promulgated by the
 128 Florida Bar, and have legal access, subject only to the following exceptions: (a) ad valorem and non-ad valorem real property taxes for the
 129 year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding
 130 oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision, provided that none
 131 of the foregoing shall prevent use of the Property for residential purposes.

132 **2. TITLING INSTRUCTIONS FROM BUYER; ASSIGNMENT:** Not later than 15 days prior to the Closing Date, BUYER shall deliver to
 133 SELLER the name(s), address, manner in which title will be taken, and a copy of any assignment executed by BUYER. No assignment shall
 134 release BUYER from the obligations of this Contract unless SELLER consents in writing to such release.

135 **3. TAX DEFERRED EXCHANGE:** If either party intends to treat this transaction as a tax-deferred exchange under I.R.C. Section 1031, the
 136 other party shall cooperate in accomplishing the exchange, and consents to the assignment of this Contract to a qualified exchange
 137 intermediary for that purpose, provided there is no additional cost or delay in closing and the exchanger is not released from liability under this
 138 Contract.

139 **STANDARD B—TITLE EVIDENCE; EXAMINATION; DEFECTS; LEGAL ACCESS; CLEARANCE.** Not later than 10 days after the Effective
 140 Date, SELLER shall furnish to BUYER a complete copy of SELLER's owner's title insurance policy. If the Property is located in Collier County
 141 and SELLER fails to furnish a copy of the policy within the above time period, SELLER shall give BUYER a \$150.00 credit at closing in lieu
 142 thereof. BUYER shall have 30 days after the Effective Date ("Examination Period") for examination of title and determination of legal access.
 143 BUYER's obligation to purchase is conditioned on the Property having legal access to and from a public right of way sufficient for residential

144 use. If title is found defective or legal access is found to be lacking, BUYER shall, within the Examination Period, notify SELLER specifying the
 145 title defect(s) or lack of legal access, and furnish copies of the title evidence and instruments evidencing such title defect(s) or lack of legal
 146 access. If the title defect(s) render(s) title unmarketable, or if SELLER cannot deliver possession, or if there is no legal access, SELLER shall
 147 have 30 days after receipt of said notice and copies from BUYER (the "Clearance Period") to clear or remove such title defect(s), deliver
 148 possession, and/or provide legal access, at SELLER's expense. SELLER will use diligent effort to correct the title defect(s), deliver possession,
 149 and/or provide legal access within the Clearance Period, including the bringing of necessary suits. If the Closing Date is prior to the expiration
 150 of the Clearance Period, then the Closing Date shall be extended until the earlier of (i) 5 days after SELLER corrects the title defect(s), delivers
 151 possession, and/or provides legal access or (ii) 5 days after the expiration of the Clearance Period. SELLER shall not be liable to BUYER for
 152 damages if SELLER cannot render title marketable, deliver possession and/or provide legal access. If SELLER does not clear or remove the
 153 title defect(s), deliver possession or provide legal access within the Clearance Period, BUYER may elect either to accept such title,
 154 possession, and/or access as SELLER can provide or to terminate this Contract by giving SELLER notice of such election not later than 5 days
 155 after expiration of the Clearance Period. If BUYER makes no such election, BUYER shall be deemed to have accepted such title, possession
 156 and access as SELLER can provide and close within the later of (i) 10 days after expiration of the Clearance Period or (ii) the Closing Date. A
 157 monetary lien upon the Property shall not constitute a title defect if said lien can be paid and satisfied from SELLER's proceeds at closing.

158 **STANDARD C—SURVEY; COASTAL CONSTRUCTION CONTROL LINE.**

159 1. **SURVEY AND SURVEY OBJECTIONS:** Unless the Property is a condominium or cooperative unit, SELLER shall furnish to BUYER, not
 160 later than 10 days after the Effective Date, a complete copy of any survey of the Property in SELLER's possession and which has been
 161 certified to SELLER (together with flood elevation certificate, if applicable). If to SELLER's knowledge there are no improvements or
 162 encroachments currently located upon the Property other than as shown on the SELLER's survey, SELLER shall execute an affidavit of "no
 163 change" affirming same to BUYER. BUYER may, at BUYER's expense, have the Property surveyed not later than 5 days prior to the Closing
 164 Date ("Survey Period"). If the survey, as certified by a registered Florida surveyor, correctly shows: (a) an encroachment onto the Property; (b)
 165 that an improvement located on the Property projects onto lands of others; (c) an improvement on the Property violates a zoning, building or
 166 other governmental use restriction; (d) an improvement on the Property violates any recorded covenant or restriction, or any covenant of this
 167 Contract; or (e) lack of legal access (collectively "Survey Objections"), BUYER may, within the Survey Period, notify SELLER of the Survey
 168 Objections and shall furnish a copy of the survey. The Survey Objections shall be treated as a title defect(s). If BUYER fails to obtain a survey
 169 within the Survey Period, BUYER waives any right to object to any matters which might have been shown on a survey. If BUYER fails to make
 170 any Survey Objections within the Survey Period, BUYER waives any Survey Objections.

171 2. **COASTAL CONSTRUCTION CONTROL LINE:** (a) If any portion of the Property lies seaward of the Coastal Construction Control Line,
 172 Florida law requires the following disclosure: The property being purchased may be subject to coastal erosion and to federal, state or local
 173 regulations that govern coastal property, including the delineation of the coastal construction control line, rigid coastal protection structures,
 174 beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental
 175 Protection, including whether there are significant erosion conditions associated with the shoreline of the property being purchased. (b) If any
 176 portion of the Property lies seaward of the Coastal Construction Control Line, BUYER waives the right to receive a survey or affidavit from
 177 SELLER delineating said line upon the Property.

178 **STANDARD D—DISCLOSURES; INSPECTIONS AND REMEDIES; ELECTION AND RESPONSE; SELLER'S MAINTENANCE**
 179 **OBLIGATION; WALK-THROUGH INSPECTION; RISK OF LOSS.**

180 1. **DISCLOSURES**

181 A. **SELLER DISCLOSURES:** Except as disclosed to and acknowledged by BUYER prior to BUYER's execution of any offer
 182 (or counter-offer, as applicable):

183 1. **GENERAL:** SELLER knows of no facts or conditions materially affecting the value of the Property, except those
 184 which are readily observable by BUYER.

185 2. **WETLANDS; SUITABILITY:** SELLER does not know of any portion of the Property having been determined to
 186 be wetlands, or of any other condition or circumstance adversely affecting the Property which might impair its suitability for residential use or
 187 construction.

188 3. **PERMITS AND VIOLATIONS:** SELLER does not know of any improvements to the Property which were made
 189 without proper permit(s) or certificate(s) of occupancy/substantial completion (where required) or of any existing violations of local ordinances
 190 or codes, or of any pending code enforcement violations or proceedings affecting the Property.

191 4. **ZONING:** SELLER has not commenced any proceedings to change the current zoning classification of the
 192 Property, nor will SELLER initiate any such proceedings. SELLER has not received notice from any third party(ies) of any proceedings which
 193 would affect the current zoning classification of the Property. Should SELLER receive any such notice, SELLER will promptly notify BUYER of
 194 same, and in that event, BUYER may terminate this Contract by giving SELLER notice of said termination not later than 5 days after receipt of
 195 said notice.

196 5. **PAST INSURANCE CLAIMS:** SELLER is unaware of any past insurance claims on the Property which would
 197 increase the cost or restrict the availability of insurance coverage for the Property.

198 B. **MANDATORY DISCLOSURES:** The following disclosures are required by governing Florida law and are hereby made a
 199 part of this Contract:

200 1. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
 201 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state

202 guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your
203 county health department.

204 2. **LEAD BASED PAINT/PAINT HAZARDS:** If construction of the residence on the Property was commenced prior
205 to 1978, SELLER is required to complete, and SELLER and BUYER are required to sign and attach to this Contract, the "Addendum to
206 Sales Contract Lead-Based Paint and/or Lead-Based Paint Hazards"

207 3. **MOLD:** In Florida, mold is commonly found both indoors and outdoors. Interior infestation by certain mold may
208 cause property damage and health problems for some persons.

209 4. **PROPERTY TAX DISCLOSURE:** BUYER should not rely on the SELLER's current property taxes as the amount
210 of property taxes that BUYER may be obligated to pay in the year subsequent to purchase. A change of ownership or property
211 improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning
212 valuation, contact the county property appraiser's office for information.

213 **C. ADVISEMENTS AND ACKNOWLEDGMENTS:**

214 1. **INSURANCE AVAILABILTY AND COST:** Prior to signing this Contract, BUYER is advised to consult with
215 insurance professionals to ascertain the availability and cost of casualty, wind, and/or flood insurance, and further that insurance may be
216 required if BUYER is financing the purchase.

217 2. **SQUARE FOOTAGE:** BUYER is aware that any reference to the square footage and size of the Property and
218 improvements thereon is approximate and is not warranted, and should be independently verified by BUYER prior to execution of this
219 Contract.

220 3. **MANDATORY/BUNDLED CLUB MEMBERSHIP:** The Property is or may be located in a community with a
221 mandatory or bundled club membership, and BUYER may be required to pay certain initiation and other fees, dues and/or use charges
222 imposed by the club. If BUYER has questions or requires additional information pertaining to applicable club requirements and/or fees, dues
223 and charges, BUYER should contact said club.

224 4. **COMMUNITY INVESTIGATION:** BUYER is advised that any condominium, cooperative and/or homeowners'
225 association documents received by BUYER may not include important information about the community(ies) where the Property is located,
226 including without limitation pending foreclosures, types and amounts of insurance coverage, current budget and reserve amounts, and status
227 of delinquent assessments; ownership, financial and membership status of private clubs, golf course(s), marina(s), and other amenities; the
228 status of the developer(s) if the community or any portion thereof is developer-controlled; and facts about the surrounding community(ies),
229 school districts and public and government infrastructure plans. SELLER by signing this Contract designates BUYER as SELLER's
230 representative for purposes of obtaining said information.

231 5. **ENERGY EFFICIENCY:** BUYER acknowledges receipt of the Department of Community Affairs brochure on the
232 Florida Building Energy Efficiency Rating System.

233 6. **FIRE SPRINKLER/SAFETY SYSTEM RETROFIT:** If the Property is located in a condominium or cooperative
234 building greater than 75 feet in height requiring retrofit for fire sprinklers or other life safety systems as shown on the list created by the local
235 district fire marshal, BUYER may terminate this Contract within the statutory rescission period set forth in Standard I.

236 7. **CODE COMPLIANCE BROCHURE:** If the Property is located in unincorporated Collier County, SELLER and
237 BUYER acknowledge receipt of the Collier County Code Compliance Residential Program brochure.

238 **2. INSPECTION AND MAINTENANCE:**

239 a. **SELLER'S MAINTENANCE OBLIGATION:** SELLER shall maintain the Property, (which for reference includes the Landscaping and
240 Systems and Equipment) and Personal Property in the condition existing on the Effective Date until the Closing Date or date of possession,
241 whichever is earlier, except for ordinary wear and tear (collectively "SELLER's Maintenance Obligation"). The scope of SELLER's Maintenance
242 Obligation shall not include or extend to any item for which SELLER has no maintenance, repair or replacement obligation under the governing
243 documents of any applicable condominium or homeowners' association. If SELLER fails to perform SELLER's Maintenance Obligation as
244 required in this Standard, SELLER shall, at BUYER's request, either (i) perform appropriate repair, replacement, treatment mitigation or other
245 remedial action necessary to comply with Seller's Maintenance Obligation with respect to the Property and/or repair or replace the Personal
246 Property to the condition required by this Standard prior to the Closing Date (collectively, "Maintenance Obligation Remedial Action"), or (ii)
247 provide a credit acceptable to BUYER at closing equivalent to the estimated cost of the Maintenance Obligation Remedial Action required by
248 this Standard. If SELLER is obligated to perform the Maintenance Obligation Remedial Action and fails to do so prior to the Closing Date and
249 the parties are unable to agree upon a credit amount, SELLER shall escrow at closing a sum equivalent to 200% of the estimated costs for
250 payment to appropriately licensed contractor(s) performing the Maintenance Obligation Remedial Action. The escrow sum is not a cap on
251 SELLER's liability for completion of the Maintenance Obligation Remedial Action.

252 b. **WALK-THROUGH INSPECTION:** BUYER (or a designated representative) may conduct a walk-through inspection of the Property
253 prior to closing or possession, whichever is earlier, to confirm: (1) that the items being conveyed as part of this Contract remain on the
254 Property, (2) that the items which are not being conveyed as part of this Contract have been removed from the Property, and (3) that SELLER
255 has performed SELLER's Maintenance Obligation and, if applicable, any Maintenance Obligation Remedial Action as required in Standard
256 D.2.a.above. Upon reasonable notice, SELLER shall provide access and utilities service to the Property to facilitate the walk-through
257 inspection.

258 c. **RISK OF LOSS; CASUALTY; INSURANCE AND SERVICES ESSENTIAL FOR CLOSING; LIMITED PURPOSE INSPECTION**
259 **RIGHTS:**

260 (i) **RISK OF LOSS.** Any loss or damage to the Property (which for reference includes the Landscaping and Systems and
 261 Equipment) or Personal Property caused by fire, flood, extreme weather conditions or other casualty occurring between the Effective Date of
 262 this Contract and the Closing Date or date of possession, whichever is earlier ("Casualty"), shall be at SELLER's sole risk and expense.
 263 SELLER shall maintain all existing casualty, wind, hurricane and flood insurance until disbursement.

264 (ii) **AVAILABILITY OF INSURANCE AND SERVICES ESSENTIAL FOR CLOSING.** If, as a result of the Casualty, BUYER is
 265 unable to obtain hazard, flood, wind or homeowner's insurance or is unable to obtain such insurance at a reasonable rate and/or if services
 266 essential for closing are not available by the Closing Date as a result of the Casualty, BUYER may delay the Closing Date until a date that is
 267 up to 5 days after said coverage becomes available and services essential for closing are restored. If said coverage is not available and/or said
 268 essential services are not restored for a period of 30 continuous days after the Casualty date, either SELLER or BUYER may terminate this
 269 Contract not later than 35 days after the Casualty date.

270 (iii) **PROPERTY RENDERED UNINSURABLE OR UNFIT FOR HABITATION.** If any such Casualty loss or damage renders
 271 the Property on the Closing Date either: (1) uninsurable under the residential underwriting guidelines of the Citizens Property Insurance
 272 Corporation, as documented in a letter from SELLER's or BUYER's insurance agent or underwriter; or (2) unfit for habitation under state or
 273 local building codes; as documented in a letter issued by the governmental agency having jurisdiction over said matters pertaining to the
 274 Property, then either BUYER or SELLER may terminate this Contract not later than 5 days after receipt of said documentation.

275 (iv) **LANDSCAPING.** Notwithstanding the provisions of Standard D.2.a or Standard D.2.c(i), if any loss or damage to the
 276 Landscaping is caused by a Casualty or other event beyond SELLER's control, SELLER's financial obligation for restoration of the
 277 Landscaping to the condition it existed on the Effective Date (to the extent reasonably practicable based on availability of substantially
 278 equivalent replacement Landscaping) shall not exceed 1% of the purchase price.

279 (v) **BUYER LIMITED PURPOSE POST-CASUALTY INSPECTION RIGHTS.** Not later than 5 days after SELLER notifies
 280 BUYER that safe access to the Property is available following a Casualty, BUYER and/or BUYER's designated representative(s) may conduct
 281 an inspection of the Property (in addition to any walk-through inspection that BUYER may have conducted prior to the Casualty and/or is
 282 entitled to prior to closing), for the limited purpose of identifying any loss or damage to the Property, the Personal Property and Systems and
 283 Equipment as a result of the Casualty ("Post-Casualty Inspection"). SELLER shall provide access and utilities service to the Property to the
 284 greatest extent possible based on the availability of such service to facilitate the Post-Casualty Inspection.

285 **STANDARD E—SELLER'S INSTRUMENTS AND EXPENSES.** SELLER shall pay for and provide, when applicable: (1) the title evidence or
 286 credit specified in Standard B; (2) if the Property is located in Lee or Charlotte County, the premium for the owner's title insurance policy issued
 287 by the closing agent selected by BUYER, and the charges for title search and title continuation through the date of deed recording; (3)
 288 preparation of statutory warranty deed (or special warranty deed if SELLER is a fiduciary), bill of sale with warranties of ownership and
 289 freedom from encumbrances, condominium/homeowners' association estoppel letter(s), broker compensation verifications; tenant estoppel
 290 letter(s), copy(ies) and assignment(s) of lease(s), and an affidavit regarding liens, possession, and withholding under FIRPTA, in a form
 291 sufficient to allow "gap" coverage by title insurance; (4) mortgage payoff letter from existing creditor/lender(s); (5) documentary stamp tax on
 292 deed; (6) real estate brokerage compensation contractually agreed to by SELLER (to be disbursed by closing agent at closing); (7) utility
 293 services to the Closing Date; (8) any condominium/homeowners' association special assessments and governmentally imposed liens or
 294 special assessments which are SELLER's obligation under Paragraph 6; (9) SELLER's attorney fees, (10) if SELLER is subject to withholding
 295 under FIRPTA, charges associated with withholding, escrowing and/or remitting funds, and/or preparing the withholding certificate application
 296 and/or tax return related thereto; (11) reimbursement of prepaid estoppel fees and other costs advanced on behalf of SELLER; and (12) wire
 297 fees associated with transfer(s) of SELLER proceeds and payoffs.

298 **STANDARD F—BUYER'S INSTRUMENTS AND EXPENSES.** BUYER shall pay for and provide, when applicable, including any sales tax due
 299 thereon: (1) recording fee for deed; (2) all costs of any institutional loan secured by BUYER; (3) the premium for creditor/lender title insurance
 300 policy, and if the Property is located in Collier County, the premium for the owner's title insurance policy issued by the closing agent selected
 301 by BUYER and the charges for title search, and title continuation through the date of deed recording; (4) recording membership approval;
 302 (5) survey charges; (6) condominium/homeowners' association membership transfer fee; (7) condominium/homeowners' association resale
 303 transfer fee/capital contribution; (8) any pending homeowners'/condominium association special assessments and governmentally imposed
 304 liens or special assessments which are not SELLER's obligation under Paragraph 6; (9) real estate brokerage compensation contractually
 305 agreed to by BUYER (to be disbursed by closing agent at closing); (10) BUYER's attorney fees; (11) BUYER shall promptly pay and indemnify
 306 and hold SELLER harmless against any claims or liens upon the Property for surveyor or other services furnished to the Property at the
 307 request of BUYER; (12) code enforcement/municipal lien search fees, (13) reimbursement of prepaid application fees and other costs
 308 advanced on behalf of BUYER; (14) reimbursement to the closing agent of any deposit and closing funds shortages due to deduction of wire
 309 fees; and (15) submerged land lease assignment and transfer fees, including any applicable sales tax.

310 **STANDARD G—PRORATIONS; CREDITS.** These items will be prorated as of the Closing Date, with BUYER charged with and entitled to the
 311 Closing Date, or the possession date, whichever is earlier: (1) real and personal property taxes based on the current year, if available. If not
 312 available, the taxes shall be based on the TRIM "Your Taxes This Year if PROPOSED Budget is Adopted" amount and current year non-ad
 313 valorem amount(s), if available; otherwise the prior year non-ad valorem amounts. If neither the current year tax nor TRIM amounts are
 314 available, the taxes shall be based on the prior year's bill (without discount or exemptions no longer available in the year of closing). If
 315 completed improvements exist on the Property for which a certificate of occupancy was issued as of January 1st of the year of closing, which
 316 did not exist on January 1st of the prior year, taxes shall be estimated for proration by applying the current year millage rate to the current year
 317 taxable value of the Property. If the current year millage rate is not fixed, the prior year millage rate shall be applied. If the current year taxable
 318 value is not fixed, the taxes shall be estimated for proration by applying the most current fixed millage rate to a sum equivalent to 80% of the

319 purchase price. A tax proration based upon any estimated tax shall, at the request of either party, be re-prorated based on the actual tax bill
320 amount with maximum discount; (2) interest on any assumed indebtedness; (3) rents; (4) condominium/homeowners' association assessments
321 and CDD/MSTU operating and maintenance assessments; (5) county waste assessments; (6) appliance service contracts assumed by
322 BUYER; and (7) propane gas. BUYER shall receive from SELLER at closing a credit equivalent to the amount of any security deposit and
323 prepaid rents held by SELLER, and any accrued interest thereon, or alternatively, ownership or an assignment of the account in which the
324 deposits and prepaid rents, and any accrued interest thereon, are held.

325 **STANDARD H—HOMEOWNERS' ASSOCIATION DISCLOSURE.** If the Property is located within and governed by any mandatory
326 homeowners' association, the following provisions are incorporated into this Contract:

327 **IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE**
328 **PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY**
329 **DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL**
330 **WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY**
331 **PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL**
332 **TERMINATE AT CLOSING.**

333 **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE "HOMEOWNERS' ASSOCIATION**
334 **DISCLOSURE SUMMARY," WHICH IS ATTACHED TO AND MADE A PART OF THIS CONTRACT.**

335 **STANDARD I—CONDOMINIUM RESALE DISCLOSURE; VOIDABILITY RIGHTS.** If the Property is a condominium unit(s), the following
336 provisions are incorporated into this Contract: **THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE**
337 **BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER THE DATE**
338 **OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE DECLARATION OF**
339 **CONDOMINIUM, ARTICLES OF INCORPORATION, BYLAWS, AND RULES OF THE ASSOCIATION, AND A COPY OF THE MOST**
340 **RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT IF SO**
341 **REQUESTED IN WRITING. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY**
342 **EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL**
343 **HOLIDAYS, AFTER THE BUYER RECEIVES THE DECLARATION, ARTICLES OF INCORPORATION, BYLAWS, AND RULES OF THE**
344 **ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS**
345 **AND ANSWERS DOCUMENT IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT**
346 **CLOSING.** BUYER shall also be entitled to receive a copy of the Condominium Governance Form required by Florida Statutes, and the above
347 stated right of BUYER to cancel this Contract shall apply to BUYER's receipt of said governance form in the same manner as applies to the
348 other above-referenced condominium documents. BUYER, by its execution of this Contract, hereby requests a current copy of the above
349 referenced condominium documents and Condominium Governance Form.

350 **STANDARD J—CONDOMINIUM/HOMEOWNERS' ASSOCIATION PROVISIONS; MEMBERSHIP APPROVAL.**

351 Any condominium/homeowners' association reserve account(s) is included in the purchase price. If association membership approval is
352 required, BUYER shall, not later than 10 days after the Effective Date, make application for same in the name(s) in which title will be taken,
353 and shall comply with all governing requirements of the association and be responsible for securing membership approval. If no written
354 approval has been obtained from the applicable condominium/homeowners' association by the Closing Date, either BUYER or SELLER may
355 terminate this Contract by giving the other party notice of said termination prior to receipt of the approval. SELLER shall obtain a letter(s) from
356 the association(s) which sets forth the amounts, periods and payment status of assessments and transfer fees and resale capital assessments
357 and deliver same to the BUYER not later than 15 days prior to the Closing Date. Some condominiums exist upon a leasehold estate or have
358 associated recreational leases which may require the payment of rents, taxes, maintenance, replacement and repair. BUYER takes title
359 subject to any such lease. **IF THE CONDOMINIUM UNIT EXISTS UPON A LEASEHOLD ESTATE AND THE REMAINING TERM ON ANY**
360 **GROUND LEASE IS FEWER THAN 40 YEARS AS OF THE EFFECTIVE DATE, BUYER MAY TERMINATE THIS SALES CONTRACT BY**
361 **GIVING SELLER WRITTEN NOTICE OF SAID TERMINATION WITHIN THE EXAMINATION PERIOD DEFINED IN STANDARD B. SELLER**
362 **will assign its sublease to BUYER at closing.**

363 **STANDARD K—MORTGAGE CREDITOR/LENDER POLICIES.** If BUYER elected to obtain mortgage financing under Paragraph 4.B., the
364 policies of the creditor/lender shall prevail as to the procedures for closing and disbursement of mortgage loan proceeds.

365 **STANDARD L—ESCROW; ESCROW AGENT(S).** The escrow agent who accepts in escrow the deposit(s) paid under this Contract (the
366 **"Escrow Agent")** shall hold the deposit(s) within the State of Florida in escrow until the earlier of: (1) delivery to another Escrow Agent for
367 closing, who by acceptance agrees to these terms and becomes the Escrow Agent (the Escrow Agent holding the deposit(s) is authorized to
368 so transfer the funds and is relieved of all liability for the funds delivered); (2) delivery of the deed, with payment of the deposit(s) as part of the
369 purchase price of the Property; (3) such time as BUYER may be entitled to return of the deposit(s); or (4) delivery pursuant to written direction
370 of the parties, at which time the Escrow Agent shall pay all of the deposit(s) to the party(ies) entitled thereto. The Escrow Agent shall not be
371 liable for the payment of any interest, damages, attorney fees or court costs in any action brought to recover the deposit(s) held in escrow, or
372 any part thereof, unless the Escrow Agent shall fail or refuse to pay over any such deposit(s) pursuant to a judgment, order or decree that shall
373 be final beyond possibility of appeal. In any proceeding which litigates the disposition of the deposit(s), the Escrow Agent shall be entitled to be
374 paid reasonable attorney fees and court costs, which shall be paid by the non-prevailing party. The Escrow Agent has no duty to collect or

375 attempt to collect any deposit or check given as a deposit, but shall give the parties written notice of: (a) any deposit that is not received not
376 later than 5 days after its due date, and (b) any deposit check that is not paid on presentation, not later than 5 days of learning of its dishonor.
377 If the Escrow Agent is a licensed real estate broker, the Escrow Agent shall comply with the requirements of Chapter 475, Florida Statutes.

378 **STANDARD M—FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) WITHHOLDING.** A SELLER who is a U.S. citizen or
379 resident alien and who furnishes BUYER with an affidavit attesting to same, is exempt from FIRPTA withholding. If SELLER is a foreign person
380 or entity, BUYER shall deduct and withhold from the purchase price, or collect from SELLER if the net proceeds are insufficient, 15% of the
381 purchase price (the "Withholding Amount"), and remit same to the Internal Revenue Service (the "IRS") within 10 days after the Closing Date,
382 unless: (1) the purchase price is not more than \$300,000.00 and BUYER executes a sworn certification at closing attesting that BUYER is
383 acquiring the Property for use as a residence; i.e. that BUYER or a member of BUYER's family has definite plans to reside at the Property at
384 least 50% of the number of days the Property is used by any person in each of the first two 12-month periods immediately following the
385 closing, in accordance with the Internal Revenue Code and all applicable regulations (the "BUYER's Residential Use Certification"), in which
386 event the Withholding Amount is \$0; or (2) the purchase price is greater than \$300,000.00 but not more than \$1,000,000.00 and BUYER
387 executes a BUYER's Residential Use Certification, in which event the Withholding Amount is reduced to 10% of the purchase price. If SELLER
388 furnishes to BUYER, not later than the Closing Date, proof of submittal to the IRS of an application for withholding certificate, the closing agent
389 (or other third party mutually designated by SELLER and BUYER) shall hold the applicable Withholding Amount in escrow pending receipt of
390 the withholding certificate, shall remit the sum reflected in the withholding certificate to the IRS within 10 days of receipt of the withholding
391 certificate, and shall promptly refund any remaining balance to SELLER. SELLER shall hold BUYER harmless and indemnify BUYER for not
392 withholding or collecting the applicable Withholding Amount or for withholding and remitting the reduced amount reflected in the withholding
393 certificate. BUYER shall provide to SELLER evidence of remittance of all or any portion of the applicable Withholding Amount to the IRS. The
394 failure of either party to comply or to allow compliance with the requirements of FIRPTA and related regulations shall constitute a breach of this
395 Contract.

396 **STANDARD N—QUICK CLOSING.** Except with respect to the Clearance Period in Standard B or as otherwise set forth in Standard J, if the
397 Closing Date does not allow sufficient time for performances by SELLER and BUYER within the time frames and by the deadlines set forth in
398 this Contract, the parties agree to undertake and complete all performances, inspections, surveys, examinations, delivery of documents,
399 notices, satisfaction of contingencies and all other actions required of or allowed to either party prior to the Closing Date, except that the
400 statutory time period set forth in Standards H and I shall not be affected by this provision.

401 **STANDARD O—DEFAULT AND REMEDIES.** If BUYER does not perform BUYER's obligations hereunder (except as excused by SELLER's
402 default) all deposits made shall be paid to SELLER as liquidated damages, which shall be SELLER's exclusive remedy. If SELLER does not
403 perform SELLER's obligations hereunder (except as excused by BUYER's default), BUYER may enforce this Contract by a suit for specific
404 performance, damages, or may terminate this Contract.

405 **STANDARD P—LITIGATION; ATTORNEY FEES AND COSTS.** In connection with any litigation concerning this Contract, venue shall be in
406 the county where the Property is located, and the prevailing party shall be entitled to recover reasonable attorney fees and court costs,
407 including on any appeals, from the non-prevailing party. The term "prevailing party" shall include SELLER, BUYER, and any broker acting in an
408 agency or non-agency relationship recognized under Chapter 475, Florida Statutes. For purposes of this Standard, any such broker shall be an
409 intended third party beneficiary.

410 **STANDARD Q—NOTICES, DISCLOSURES, ACKNOWLEDGMENTS AND DOCUMENTS.** All notices, disclosures, and
411 acknowledgments must be in writing. Unless a party is required by law to deliver notices, disclosures, acknowledgments or documents
412 directly to the other party, all notices, disclosures, acknowledgments and documents required or permitted under this Contract shall be
413 effective when given by a party or that party's broker or attorney to the other party or said other party's broker or attorney. Delivery of
414 homeowners' or condominium documents required under Standards H and I respectively to BUYER's broker or attorney shall not constitute
415 delivery to the BUYER.

416 **STANDARD R—MISCELLANEOUS.** (1) The parties have agreed to deal in good faith with respect to all provisions of this Contract.
417 (2) The singular case or tense shall include the plural case or tense. (3) This Contract may only be modified in writing signed by the parties.
418 (4) Except as otherwise specifically provided, all references to days shall mean calendar days. (5) Except as otherwise specifically provided, all
419 deadlines shall expire at 11:59 PM Eastern Time. Except as otherwise expressly provided by law, if the Closing Date, any deadline or the last
420 day of any time period falls on a Saturday, Sunday, or federal legal holiday, said deadline shall be extended to the following business day. (6)
421 As used herein, the terms "real estate broker" or "broker" shall include all real estate brokers, brokerage corporations or business entities, and
422 their respective licensees involved in this transaction. (7) All title evidence, condominium documents and other documents provided to BUYER
423 by or on behalf of SELLER are the property of SELLER until closing and shall be immediately returned to SELLER if this Contract is
424 terminated. (8) If either SELLER or BUYER is permitted to terminate this Contract, said party shall do so by giving notice of said termination to
425 the other party, whereupon all deposits made by BUYER shall be promptly returned to BUYER, this Contract shall be of no further force and
426 effect, and the parties shall have no further liability to one another hereunder except as set forth herein. (9) The headings used in this Contract
427 are for convenience of reference only and shall not be used for interpreting the meaning of any provisions of this Contract. (10) All provisions of
428 this Contract which by their nature or context require performance or provide rights after the Closing Date, including without limitation the
429 provisions of Standard P, shall survive closing. (11) Signatures and initials communicated by electronic or facsimile transmission shall be
430 binding. (12) A facsimile or electronic (including "pdf") copy of this Contract and all related sale documents and any signatures thereon shall be
431 considered for all purposes as an original. This Contract and all related sale documents may be executed by use of electronic signatures, as

432 determined by Florida's Electronic Signature Act and other applicable laws. (13) This Contract and all related sale documents may be signed in
433 counterparts, and said counterparts shall collectively constitute the entire agreement of the parties. (14) Upon reasonable notice, SELLER shall
434 provide access to the Property to appraiser(s) and surveyor(s) retained by BUYER. (15) SELLER and BUYER authorize the closing agent to
435 provide copies of the American Land Title Association (ALTA) and other settlement statements to all parties, brokers and attorneys associated
436 with this transaction.

437 **STANDARD S—NEGOTIATED TERMS; REPRESENTATIONS.** Any and all terms negotiated between the parties must be written into this
438 Contract. BUYER's decision to buy was based upon BUYER's own investigations of the Property. BUYER holds the broker(s) harmless from
439 all liability or loss caused by SELLER's failure to disclose material facts in accordance with this Contract, or SELLER's representations
440 regarding the Property's condition, or from broker's referral, recommendation, or retention of any vendor. The parties agree that assistance to a
441 party by a broker does not, and will not, make the broker responsible for performance.

442 **STANDARD T—BINDING CONTRACT; LEGAL COUNSEL.** THE PARTIES ARE NOT REQUIRED TO USE ANY PARTICULAR FORM OF
443 CONTRACT. TERMS AND CONDITIONS SHOULD BE NEGOTIATED BASED UPON THE RESPECTIVE INTERESTS, OBJECTIVES AND
444 BARGAINING POSITIONS OF THE PARTIES. APPROVAL OF THIS FORM BY THE COLLIER COUNTY BAR ASSOCIATION AND
445 ASSOCIATIONS OF REALTORS DOES NOT CONSTITUTE AN OPINION THAT ANY OF THE TERMS AND CONDITIONS IN THIS
446 CONTRACT SHOULD BE ACCEPTED BY A PARTY IN A PARTICULAR TRANSACTION. THIS IS A LEGALLY BINDING CONTRACT
447 FORM. EACH PARTY ACKNOWLEDGES THAT PRIOR TO SIGNING THE CONTRACT, THE CLOSING EXPENSES HAVE BEEN
448 EXPLAINED, REAL ESTATE TRANSACTION STANDARDS A THROUGH T HAVE BEEN RECEIVED AND REVIEWED, AND THAT PARTY
449 HAS BEEN ADVISED BY THE REAL ESTATE BROKER TO SEEK LEGAL COUNSEL AND TITLE INSURANCE TO PROTECT THAT
450 PARTY'S INTEREST IN CONNECTION WITH THE TITLE STATUS AND CLOSING OF THIS TRANSACTION. BUYER AND SELLER ARE
451 ADVISED TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL, TAX, PROPERTY CONDITION, ENVIRONMENTAL, AND
452 OTHER SPECIALIZED ADVICE. THIS CONTRACT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PARTIES HERETO,
453 THEIR HEIRS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, AND SUCCESSORS IN INTEREST.

454 **OTHER TERMS AND CONDITIONS:**

455 Seller of Property is sub-dividing off the vacant lot. When the process is complete and the new lots are recorded with
456 Collier County, the second deposit of \$75,000 is due within 5 days. Closing date and mortgage contingency release will be within 30
457 days of the new lots being recorded with Collier County.

458 _____
459 _____
460 _____
461 _____

462 **ADDENDUM:** The following Addendum/Addenda is/are attached hereto and incorporated into this Contract:

463 New survey for property after the sub-division with new Legal Description.

464 _____
465 _____
466 _____

467 To the extent such Addendum/Addenda terms conflict with the terms of this Contract, the Addendum/Addenda terms shall control.

468 **THE REAL ESTATE TRANSACTION STANDARDS SHOULD NOT BE REVISED OR MODIFIED EXCEPT IN OTHER TERMS AND**
469 **CONDITIONS AND/OR BY ADDENDUM/ADDENDA.**

470 WIRE FRAUD ADVISORY. CYBER CRIMINALS ATTEMPTING TO STEAL LARGE SUMS OF MONEY ARE TARGETING REAL ESTATE
 471 TRANSACTIONS BY INTERCEPTING ELECTRONIC COMMUNICATIONS AND SENDING EMAILS THAT APPEAR TO BE FROM REAL
 472 ESTATE AGENTS, BROKERS, ATTORNEYS, TITLE COMPANIES, LENDERS AND OTHERS INVOLVED IN REAL ESTATE
 473 TRANSACTIONS. THESE CRIMINALS HAVE INTERCEPTED WIRE TRANSFER INSTRUCTIONS, OBTAINED ACCOUNT INFORMATION,
 474 AND, BY ALTERING SOME OF THE DATA, USED EMAILS TO CONVINCE BUYERS, SELLERS AND OTHERS TO REDIRECT THE
 475 MONEY TO A FRAUDULENT ACCOUNT. THESE EMAILS ARE SOPHISTICATED AND MAY LOOK LIKE LEGITIMATE EMAILS FROM
 476 PARTIES INVOLVED IN THE TRANSACTION. BUYER AND SELLER ARE STRONGLY ENCOURAGED NOT TO SEND PERSONAL
 477 INFORMATION, SUCH AS BANK ACCOUNT NUMBERS OR OTHER NON-PUBLIC INFORMATION, VIA UNSECURED EMAIL OR OTHER
 478 ELECTRONIC COMMUNICATION, AND TO NEVER WIRE TRANSFER MONEY WITHOUT PERSONALLY SPEAKING WITH THE
 479 INTENDED RECIPIENT OF THE WIRE TRANSFER TO VERIFY THE ROUTING AND ACCOUNT NUMBERS. BUYER AND SELLER
 480 HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ESCROW AGENT, ANY CLOSING AGENT AND ANY BROKER ACTING IN
 481 AN AGENCY OR NON-AGENCY RELATIONSHIP RECOGNIZED UNDER CHAPTER 475, FLORIDA STATUTES, FROM ALL LOSSES,
 482 LIABILITIES, CHARGES AND COSTS INCURRED DUE TO ANY WIRE TRANSFERS OR WIRE INSTRUCTIONS WHICH RELATE TO THE
 483 TRANSFER OR ISSUANCE OF FUNDS. FOR PURPOSES OF THIS PARAGRAPH, ESCROW AGENT, ANY CLOSING AGENT AND ANY
 484 BROKER SHALL BE INTENDED THIRD-PARTY BENEFICIARIES.

Robert E. Olson  01/26/2020 12:31 PM EST
 (Seller's Signature) (Date)

ROBERT E. OLSON
 (Seller's Printed Name)

David M. McDonald dotloop verified 01/25/20 2:19 PM EST G4DM-VFWI-EDW-SQCH
 (Buyer's Signature) (Date)

David M. McDonald
 (Buyer's Printed Name)

(Seller's Signature) (Date)

(Seller's Printed Name)

Robin T. Brownson dotloop verified 01/25/20 2:48 PM EST RY4-89DF-LAKL-SHYV
 (Buyer's Signature) (Date)

Robin T. Brownson
 (Buyer's Printed Name)

IDENTIFICATION OF BROKERS AND LICENSEES

485 Listing Brokerage: John R. Wood Properties Selling Brokerage: Keller Williams - Marco Island

486 Listing Licensee: NATALIE KIRSTEIN Selling Licensee: Cathleen Ahern

487 IDENTIFICATION OF ESCROW AGENT Escrow Agent's Name: Title Alliance of Collier County, LLC

488 Escrow Agent Address: 830 Bald Eagle Drive Marco Island FL 34145

489 Escrow Agent Telephone: 2399703233 Fax: _____ Email: bgibbons@taofcolliercounty.com

490 THIS CONTRACT SHALL NOT MODIFY THE LISTING CONTRACT OR ANY MLS OR OTHER OFFER OF COMPENSATION
 491 MADE BY SELLER OR LISTING BROKER TO COOPERATING BROKERS.

 NABOR <small>Naples Area Board of REALTORS®</small>	ADDENDUM TO SALES CONTRACT PERSONAL PROPERTY INVENTORY	 <small>EQUAL HOUSING OPPORTUNITY</small>
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This Addendum is to the Sales Contract ("Contract") entered into between:

("SELLER") ROBERT E. OLSON _____ and

("BUYER") David M. McDonald and Robin T. Brownson _____,

relating to the following described real property ("Property"):

900 Montego Ct, MARCO ISLAND, FL 34145 _____

The Contract is contingent upon (a) SELLER delivering to BUYER, not later than 5 days after the Effective Date of the Contract, an inventory of the personal property items to be conveyed by SELLER to BUYER at closing, and (b) BUYER's approval of said inventory not later than 2 days after receipt of the inventory. BUYER may terminate the Contract: (a) not later than 10 days after the Effective Date if SELLER fails to deliver the inventory as required herein, or (b) not later than 2 days after BUYER's receipt of the inventory if the contents of the inventory are not satisfactory to BUYER.

The parties hereby agree as follows:

The price offered by Buyer and accepted by Seller was intended by each party to reflect only the value of the real property to each party, and the Purchase Price set forth in the Contract is allocated to the said real property exclusively, unless otherwise agreed by the parties.

Any and all items of personal property left in the real property are deemed without value to either party, will remain in the real property only for the convenience of the parties, and hence are to be transferred by Seller to Buyer without any consideration, unless otherwise agreed by the parties.

<i>Robert E Olson</i>	<small>01/20/2020 12:31 PM EST</small>
(Seller's Signature)	(Date)

<i>David M. McDonald</i>	<small>dotloop verified 01/25/20 2:19 PM EST VKRO-9HCR-55JH-R5RL</small>
(Buyer's Signature)	(Date)

(Seller's Signature)	(Date)

<i>Robin T. Brownson</i>	<small>dotloop verified 01/25/20 2:48 PM EST KRDA-2KDS-BABE-3XDJ</small>
(Buyer's Signature)	(Date)



AMENDMENT TO SALES CONTRACT



This Amendment is to the Sales Contract ("Contract") entered into between:

("SELLER") Robert E Olson and

("BUYER") David M McDonald, Robin T Brownson,

relating to the following described real property ("Property"):

900 Montego Ct, Marco Island, FL 34145

For good and valuable consideration, the Contract is amended as follows:


The Closing Date is: February 28, 2020.


The end of the Finance Contingency is: February 28, 2020

The 2nd deposit of \$75,000 is due on: February 3, 2020.

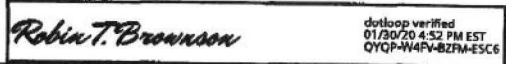
The Legal Description of the property is: on the Map Of Boundary Survey attached.

All other terms and conditions of the Contract shall remain in full force and effect.


(Seller's Signature) _____ (Date)
Robert E Olson


(Buyer's Signature) _____ (Date)
David M McDonald

(Seller's Signature) _____ (Date)


(Buyer's Signature) _____ (Date)
Robin T Brownson

File No./Escrow No.: 653-000930
Print Date & Time: 02/28/20 12:57 PM
Officer/Escrow Officer:
Bonnie Gibbons
Settlement Location:
Title Alliance of Collier County, LLC
830 Bald Eagle Drive
Marco Island, FL 34145

Title Alliance of Collier County, LLC
ALTA Universal ID: 1139152
830 Bald Eagle Drive
Marco Island, FL 34145



*An Affiliate of Title Alliance, Ltd.
An ESOP Company*

Property Address: 900 Montego Court
Marco Island, FL 34145

Borrower: David M. McDonald and Robin T. Brownson
2 Nantucket Drive
North Andover, MA 01845

Seller: Robert E. Olson and Michaelon Ann Marie Olson
P. O. Box 5100
Marco Island, FL 34145

Lender: Cross Country Mortgage, LLC

Settlement Date: 02/28/2020
Disbursement Date: 02/28/2020
Additional dates per state requirements:

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	\$599,999.00	Sale Price of Property	\$599,999.00	
		Deposit		\$85,000.00
		Loan Amount		\$479,900.00
		Prorations/Adjustments		
	\$128.36	Garbage from 02/28/2020 thru 09/30/2020	\$128.36	
\$620.29		County property taxes from 01/01/2020 thru 02/27/2020		\$620.29
		Loan Charges to Cross Country Mortgage, LLC		
		Processing Fees	\$595.00	
		Underwriting Fees	\$895.00	
		Prepaid Interest \$49.99 per day from 02/28/2020 to 03/01/2020)	\$99.98	
		Other Loan Charges		
		Appraisal Fee to Absolute Value \$450.00 Borrower-Paid Before Closing		
		Credit Report to Birchwood	\$128.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Flood Cert to Altisource	\$8.00	
		Impounds		
		Homeowner's Insurance \$489.17 per month for 3 mo.	\$1,467.51	
		Property Taxes \$343.43 per month for 6 mo.	\$2,060.58	
		Flood Insurance \$86.09 per month for 3 mo.	\$258.27	
		Aggregate Adjustment	-\$1,030.29	
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		Title - Search Fee to Title Alliance of Collier County, LLC	\$85.00	
		Title - Closing Fee to Title Alliance of Collier County, LLC	\$446.50	
		Title - Owner's Title Insurance(\$850.50) to Title Alliance of Collier County, LLC	\$3,075.00	
		Government Recording and Transfer Charges		
\$4,200.00		Deed Tax/stamps to Collier County Clerk of Courts		
		Intangible Tax to Collier County Clerk of Courts	\$959.80	
		Mortgage Tax/stamps to Collier County Clerk of Courts	\$1,679.65	
		Recording Fee (Deed) to Collier County Clerk of Courts	\$18.50	
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\$495.00		Seller Settlement Fee to First Title & Abstract, Inc.		
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\$215.00		Water/Sewer #01998-100856 to City of Marco Island		
\$295.00		Attorney's Fee to Woodward, Pires & Lombardo, P.A.		
		Lender Credits		\$40.00
		Homeowner's Insurance Premium to USAA	\$5,870.00	
		Flood Ins \$1033.00 Borrower-Paid Before Closing		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$38,270.24	\$600,127.36		\$617,649.86	\$565,560.29
		Subtotals		
		Due From Borrower		\$52,189.57
\$561,857.12		Due To Seller		
\$600,127.36	\$600,127.36	Totals	\$617,649.86	\$617,749.86

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 Title Alliance of Collier County, LLC to cause the funds to be disbursed in accordance with this statement.



David M. McDonald

2/27/20

Date

Robert E. Olson

Date



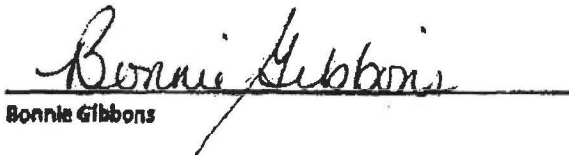
Robin T. Brownson

2/27/20

Date

Michaelon Ann Marie Olson

Date



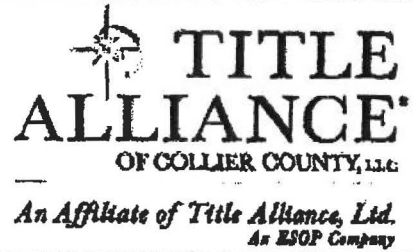
Bonnie Gibbons

2/28/2020

Date

File No./Escrow No.: 653-000930
Print Date & Time: 02/26/20 3:52 PM
Officer/Escrow Officer:
Bonnie Gibbons
Settlement Location:
Title Alliance of Collier County, LLC
830 Bald Eagle Drive
Marco Island, FL 34145

Title Alliance of Collier County, LLC
ALTA Universal ID: 1139152
830 Bald Eagle Drive
Marco Island, FL 34145



Property Address:	900 Montego Court Marco Island, FL 34145
Borrower:	David M. McDonald and Robin T. Brownson 2 Nantucket Drive North Andover, MA 01845
Seller:	Robert E. Olson and Michaelon Ann Marie Olson P. O. Box 5100 Marco Island, FL 34145
Lender:	Cross Country Mortgage, LLC
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Additional dates per state requirements:	

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Seller		Description	Borrower/Buyer	
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Seller			Borrower/Buyer	
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		Due From Borrower		\$116,974.02
\$561,857.12		Due To Seller		
\$600,127.36	\$600,127.36	Totals	\$607,394.31	\$607,494.31

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David M. McDonald

Date



Robert E. Olson



Date

Robin T. Brownson

Date



Michael Ann Marie Olson

Date



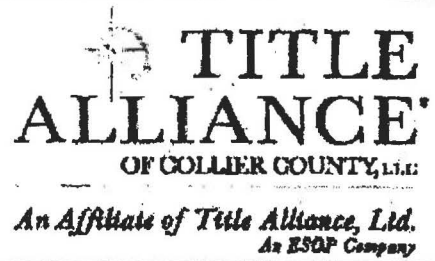
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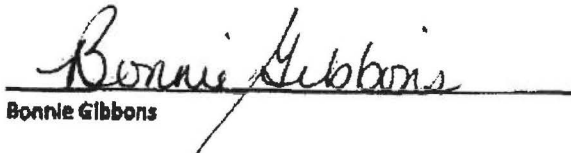
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Michael Ann Marie Olson

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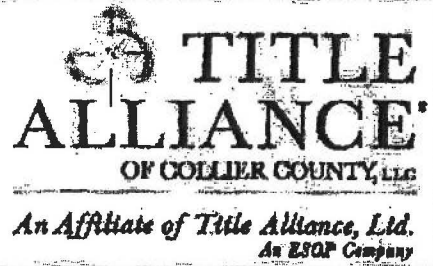
Bonnie Gibbons



Date

File No./Escrow No.: 653-000930
 Print Date & Time: 02/28/20 12:57 PM
 Officer/Escrow Officer:
 Bonnie Gibbons
 Settlement Location:
 Title Alliance of Collier County, LLC
 830 Bald Eagle Drive
 Marco Island, FL 34145

Title Alliance of Collier County, LLC
 ALTA Universal ID: 1139152
 830 Bald Eagle Drive
 Marco Island, FL 34145



Property Address: 900 Montego Court
 Marco Island, FL 34145

Borrower: David M. McDonald and Robin T. Brownson
 2 Nantucket Drive
 North Andover, MA 01845

Seller: Robert E. Olson and Michaelon Ann Marie Olson
 P. O. Box 5100
 Marco Island, FL 34145

Lender: Cross Country Mortgage, LLC

Settlement Date: 02/28/2020
Disbursement Date: 02/28/2020
Additional dates per state requirements:

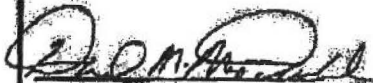
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$599,999.00	Sale Price of Property	\$599,999.00	
		Deposit		\$85,000.00
		Loan Amount		\$479,900.00
		Prorations/Adjustments		
	\$128.36	Garbage from 02/28/2020 thru 09/30/2020	\$128.36	
\$620.29		County property taxes from 01/01/2020 thru 02/27/2020		\$620.29
		Loan Charges to Cross Country Mortgage, LLC		
		Processing Fees	\$595.00	
		Underwriting Fees	\$895.00	
		Prepaid Interest \$49.99 per day from 02/28/2020 to 03/01/2020)	\$99.98	
		Other Loan Charges		
		Appraisal Fee to Absolute Value \$450.00 Borrower-Paid Before Closing		
		Credit Report to Birchwood	\$128.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Flood Cert to Altisource	\$8.00	
		Impounds		
		Homeowner's Insurance \$489.17 per month for 3 mo.	\$1,467.51	
		Property Taxes \$343.43 per month for 6 mo.	\$2,060.58	
		Flood Insurance \$86.09 per month for 3 mo.	\$258.27	
		Aggregate Adjustment	-\$1,030.29	
		Title Charges & Escrow / Settlement Charges		
		Title - FL 8.1 Environ Protection to Title Alliance of Collier County, LLC	\$25.00	
		Title - FL Form 9 - Residential to Title Alliance of Collier County, LLC	\$332.50	
		Title - Lender's Title Insurance(\$2,474.50) to Title Alliance of Collier County, LLC	\$250.00	
		Title - Search Fee to Title Alliance of Collier County, LLC	\$85.00	
		Title - Closing Fee to Title Alliance of Collier County, LLC	\$446.50	
		Title - Owner's Title insurance(\$850.50) to Title Alliance of Collier County, LLC	\$3,075.00	
		Government Recording and Transfer Charges		
\$4,200.00		Deed Tax/stamps to Collier County Clerk of Courts		
		Intangible Tax to Collier County Clerk of Courts	\$959.80	
		Mortgage Tax/stamps to Collier County Clerk of Courts	\$1,679.65	
		Recording Fee (Deed) to Collier County Clerk of Courts	\$18.50	
		Recording Fee (Mortgage) to Collier County Clerk of Courts	\$103.50	
		Miscellaneous		
		Elevation Certificate to John Ibarra & Assoc., Inc.	\$195.00	
\$20.00		Seller Wire Fee (Proceeds) to Title Alliance of Collier County, LLC		
\$25.00		City Estoppel Fee to First Title & Abstract, Inc.		
\$14,399.98		Listing Agent Commission to John R. Wood Properties		
\$495.00		Seller Settlement Fee to First Title & Abstract, Inc.		
\$17,999.97		Selling Agent Commission to Keller Williams Realty - Marco Island		
\$215.00		Water/Sewer #01998-100856 to City of Marco Island		
\$295.00		Attorney's Fee to Woodward, Pires & Lombardo, P.A.		
		Lender Credits		\$40.00
		Homeowner's Insurance Premium to USAA	\$5,870.00	
		Flood Ins \$1033.00 Borrower-Paid Before Closing		

Seller					Borrower/Buyer	
Debit	Credit				Debit	Credit
\$38,270.24	\$600,127.36	Subtotals			\$617,649.86	\$565,560.29
		Due From Borrower				\$52,189.57
\$561,857.12		Due To Seller				
\$600,127.36	\$600,127.36	Totals			\$617,649.86	\$617,749.86

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 Title Alliance of Collier County, LLC to cause the funds to be disbursed in accordance with this statement.


David M. McDonald

2/27/20
Date

Robert E. Olson

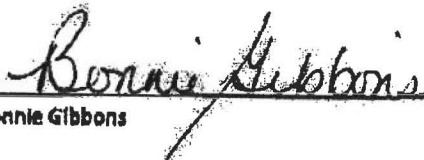
Date


Robin T. Brownson

2/27/20
Date

Michaelon Ann Marie Olson

Date


Bonnie Gibbons

2/28/2020
Date

File No./Escrow No.: 653-000930
Print Date & Time: 02/26/20 3:52 PM
Officer/Escrow Officer:
Bonnie Gibbons
Settlement Location:
Title Alliance of Collier County, LLC
830 Bald Eagle Drive
Marco Island, FL 34145

Title Alliance of Collier County, LLC
ALTA Universal ID: 1139152
830 Bald Eagle Drive
Marco Island, FL 34145



Property Address: 900 Montego Court
Marco Island, FL 34145
Borrower: David M. McDonald and Robin T. Brownson
2 Nantucket Drive
North Andover, MA 01845
Seller: Robert E. Olson and Michaelon Ann Marie Olson
P. O. Box 5100
Marco Island, FL 34145
Lender: Cross Country Mortgage, LLC
Settlement Date: 02/28/2020
Disbursement Date: 02/28/2020
Additional dates per state requirements:

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$599,999.00	Sale Price of Property	\$599,999.00	
		Deposit		\$10,000.00
		Loan Amount		\$479,900.00
		Prorations/Adjustments		
	\$128.36	Garbage from 02/28/2020 thru 09/30/2020	\$128.36	
\$620.29		County property taxes from 01/01/2020 thru 02/27/2020		\$620.29
		Title Charges & Escrow / Settlement Charges		
		Title - FL 8.1 Environ Protection to Title Alliance of Collier County, LLC	\$25.00	
		Title - FL Form 9 - Residential to Title Alliance of Collier County, LLC	\$332.50	
		Title - Lender's Title Insurance(\$2,474.50) to Title Alliance of Collier County, LLC	\$250.00	
		Title - Search Fee to Title Alliance of Collier County, LLC	\$85.00	
		Title - Closing Fee to Title Alliance of Collier County, LLC	\$446.50	
		Title - Owner's Title Insurance(\$850.50) to Title Alliance of Collier County, LLC	\$3,075.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
\$4,200.00		Deed Tax/stamps to Collier County Clerk of Courts		
		Intangible Tax to Collier County Clerk of Courts	\$959.80	
		Mortgage Tax/stamps to Collier County Clerk of Courts	\$1,679.65	
		Recording Fee (Deed) to Collier County Clerk of Courts	\$18.50	
		Recording Fee (Mortgage) to Collier County Clerk of Courts	\$200.00	
		Miscellaneous		
		Elevation Certificate to John Ibarra & Assoc., Inc.	\$195.00	
\$20.00		Seller Wire Fee (Proceeds) to Title Alliance of Collier County, LLC		
\$25.00		City Estoppel Fee to First Title & Abstract, Inc.		
\$14,399.98		Listing Agent Commission to John R. Wood Properties		
\$495.00		Seller Settlement Fee to First Title & Abstract, Inc.		
\$17,999.97		Selling Agent Commission to Keller Williams Realty - Marco Island		
\$215.00		Water/Sewer #01998-100856 to City of Marco Island		
\$295.00		Attorney's Fee to Woodward, Pires & Lombardo, P.A.		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$38,270.24	\$600,127.36	Subtotals	\$607,394.31	\$490,520.29
		Due From Borrower		\$116,974.02
\$561,857.12		Due To Seller		
\$600,127.36	\$600,127.36	Totals	\$607,394.31	\$607,494.31

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 Title Alliance of Collier County, LLC to cause the funds to be disbursed in accordance with this statement.

David M. McDonald

Date



Robert E. Olson

2/25/20

Date

Robin T. Brownson

Date



Michaelon Ann Marie Olson

Date



Bonnie Gibbons

2/28/2020

Date

Closing Disclosure

Closing Information

Date Issued 2/26/2020
Closing Date 2/28/2020
Disbursement Date 2/28/2020
Settlement Agent Title Alliance of Collier County, LLC
File # 653-000930
Property 900 Montego Court
 Marco Island, FL 34145

Sale Price \$599,999.00

Transaction Information

Borrower David M. McDonald and Robin T. Brownson
 2 Nantucket Drive
 North Andover, MA 01845
Seller Robert E. Olson and Michaelon Ann Marie Olson
 P. O. Box 5100
 Marco Island, FL 34145

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing		\$600,127.36
01	Sale Price of Property	\$599,999.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		

Adjustments for Items Paid by Seller in Advance

09	City Property Taxes	
10	County property taxes	
11	Garbage 2/28/2020 thru 9/30/2020	\$128.36
12	School Property Taxes	
13	HOA Dues	
14	Other Taxes	
15		
16		

Due from Seller at Closing		\$38,270.24
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$37,649.95
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of first mortgage loan	
05	Payoff of second mortgage loan	
06		
07		
08		
09		
10		
11		
12		
13		

Adjustments for Items Unpaid by Seller

14	City Property Taxes	
15	County property taxes 1/1/2020 thru 2/27/2020	\$620.29
16	Garbage	
17	School Property Taxes	
18	HOA Dues	
19	Other Taxes	

CALCULATION

Total Due to Seller at Closing	\$600,127.36
Total Due from Seller at Closing	-\$38,270.24
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$561,857.12

Contact Information

REAL ESTATE BROKER (B)

Name Keller Williams Realty - Marco Island
Address 830 Bald Eagle Drive
 Marco Island, FL 34145
FL License ID
Contact Cathy Ahern
Contact FL License ID
Email cathy@marconaplesonline.com
Phone 239-393-1350

REAL ESTATE BROKER (S)

Name John R. Wood Properties
Address 1000 N. Collier Boulevard, #1
 Marco Island, FL 34145
FL License ID
Contact Natalie Kirstein
Contact FL License ID
Email
Phone 239-262-1900

SETTLEMENT AGENT

Name Title Alliance of Collier County, LLC
Address 830 Bald Eagle Drive
 Marco Island, FL 34145
FL License ID FLW209265
Contact Bonnie Gibbons
Contact FL License ID FLW215767
Email bgibbons@taofcolliercounty.com
Phone



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs		Seller Paid	
		At Closing	Before Closing
A. Origination Charges			
01	0% of Loan Amount (Points)	to Cross Country Mortgage, LLC	
B. Services Borrower Did Not Shop For			
C. Services Borrower Did Shop For			
			\$20.00
01	Elevation Certificate	to John Ibarra & Assoc., Inc.	
02	Seller Wire Fee (Proceeds)	to Title Alliance of Collier County, LLC	\$20.00
03	Title - Closing Fee	to Title Alliance of Collier County, LLC	
04	Title - FL 8.1 Environ Protection	to Title Alliance of Collier County, LLC	
05	Title - FL Form 9 - Residential	to Title Alliance of Collier County, LLC	
06	Title - Lender's Title Insurance	to Title Alliance of Collier County, LLC	
07	Title - Municipal Lien Search Fee	to TFG Property Reports	
08	Title - Search Fee	to Title Alliance of Collier County, LLC	

Other Costs

E. Taxes and Other Government Fees				\$4,200.00
01	Recording Fees	Deed: \$18.50	Mortgage: \$200.00	
		to Collier County Clerk of Courts		
02	Transfer Tax	to		
03	Deed Tax/stamps	to Collier County Clerk of Courts		\$4,200.00
04	Intangible Tax	to Collier County Clerk of Courts		
05	Mortgage Tax/stamps	to Collier County Clerk of Courts		
F. Prepays				
01	Homeowner's Insurance Premium (mo.)	to		
02	Mortgage Insurance Premium (mo.)	to		
03	Prepaid Interest (per day from 02/28/2020 to 03/01/2020)	to Cross Country Mortgage, LLC		
04	Property Taxes (mo.)	to		
G. Initial Escrow Payment at Closing to Cross Country Mortgage, LLC				
01	Homeowner's Insurance	per month for	mo.	
02	Mortgage Insurance	per month for	mo.	
03	Property Taxes	per month for	mo.	
04	City Property Taxes	per month for	mo.	
05	County Property Taxes	per month for	mo.	
06	Assessment Taxes	per month for	mo.	
07	School Property Taxes	per month for	mo.	
08	MUD Taxes	per month for	mo.	
09	Other Taxes	per month for	mo.	
10	Aggregate Adjustment			
H. Other:				\$33,429.95
01	Attorney's Fee	to Woodward, Pires & Lombardo, P.A.		\$295.00
02	City Estoppel Fee	to First Title & Abstract, Inc.		\$25.00
03	Listing Agent Commission	to John R. Wood Properties		\$14,399.98
04	Seller Settlement Fee	to First Title & Abstract, Inc.		\$495.00
05	Selling Agent Commission	to Keller Williams Realty - Marco Island		\$17,999.97
06	Title - Owner's Title Insurance (optional)	to Title Alliance of Collier County, LLC		
07	Water/Sewer #01998-100856	to City of Marco Island		\$215.00
J. TOTAL CLOSING COSTS				\$37,649.95



Robert E. Olson



Michaelon Ann Marie Olson

File No./Escrow No.: 653-000930
Print Date & Time: 02/26/20 3:52 PM
Officer/Escrow Officer:
Bonnie Gibbons
Settlement Location:
Title Alliance of Collier County, LLC
830 Bald Eagle Drive
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Title Alliance of Collier County, LLC
ALTA Universal ID: 1139152
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*An Affiliate of Title Alliance, Ltd.
An ESOP Company*

Property Address: 900 Montego Court
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Seller: Robert E. Olson and Michaelon Ann Marie Olson
P. O. Box 5100
Marco Island, FL 34145
Lender: Cross Country Mortgage, LLC
Settlement Date: 02/28/2020
Disbursement Date: 02/28/2020
Additional dates per state requirements:

Financial				
	\$599,999.00	Sale Price of Property	\$599,999.00	
		Deposit		\$10,000.00
		Loan Amount		\$479,900.00
Prorations/Adjustments				
	\$128.36	Garbage from 02/28/2020 thru 09/30/2020	\$128.36	
\$620.29		County property taxes from 01/01/2020 thru 02/27/2020		\$620.29
Title Charges & Escrow / Settlement Charges				
		Title - FL 8.1 Environ Protection to Title Alliance of Collier County, LLC	\$25.00	
		Title - FL Form 9 - Residential to Title Alliance of Collier County, LLC	\$332.50	
		Title - Lender's Title Insurance(\$2,474.50) to Title Alliance of Collier County, LLC	\$250.00	
		Title - Search Fee to Title Alliance of Collier County, LLC	\$85.00	
		Title - Closing Fee to Title Alliance of Collier County, LLC	\$446.50	
		Title - Owner's Title Insurance(\$850.50) to Title Alliance of Collier County, LLC	\$3,075.00	

		Government Recording and Transfer Charges			
\$4,200.00		Deed Tax/stamps to Collier County Clerk of Courts			
		Intangible Tax to Collier County Clerk of Courts		\$959.80	
		Mortgage Tax/stamps to Collier County Clerk of Courts		\$1,679.65	
		Recording Fee (Deed) to Collier County Clerk of Courts		\$18.50	
		Recording Fee (Mortgage) to Collier County Clerk of Courts		\$200.00	
		Miscellaneous			
		Elevation Certificate to John Ibarra & Assoc., Inc.		\$195.00	
\$20.00		Seller Wire Fee (Proceeds) to Title Alliance of Collier County, LLC			
\$25.00		City Estoppel Fee to First Title & Abstract, Inc.			
\$14,399.98		Listing Agent Commission to John R. Wood Properties			
\$495.00		Seller Settlement Fee to First Title & Abstract, Inc.			
\$17,999.97		Selling Agent Commission to Keller Williams Realty - Marco Island			
\$215.00		Water/Sewer #01998-100856 to City of Marco Island			
\$295.00		Attorney's Fee to Woodward, Pires & Lombardo, P.A.			
\$38,270.24	\$600,127.36	Subtotals		\$607,394.31	\$490,520.29
		Due From Borrower			\$116,974.02
\$561,857.12		Due To Seller			
\$600,127.36	\$600,127.36	Totals		\$607,394.31	\$607,494.31

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 Title Alliance of Collier County, LLC to cause the funds to be disbursed in accordance with this statement.

David M. McDonald

Date



Robert E. Olson



Date

Robin T. Brownson

Date



Michaelon Ann Marie Olson

Date

Bonnie Gibbons

Date

Woodward, Pires & Lombardo, P.A.
BUYER'S AND SELLER'S COMBINED CLOSING STATEMENT

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number 204012S
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
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 "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Buyer David M. McDonald Robin T. Brownson 900 Montego Ct. Marco Island, Florida 34145		E. Name and Address of Seller Robert E. Olson Michael Ann Marie Olson P.O. Box 5100 Marco Island, Florida 34145	
F. Name and Address of Lender			
G. Property Location 900 Montego Ct. Marco Island, Florida 34145		H. Settlement Agent Woodward, Pires, & Lombardo, P.A.	
		I. Settlement Date 02/28/2020	DD: 02/28/2020
Place of Settlement 606 Beld Eagle Drive Suite 500 Marco Island, Florida 34145			
J. SUMMARY OF BUYER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BUYER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	599,999.00	401. Contract sales price	599,999.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	0.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110. Solid Waste	02/28 to 09/30 128.36	410. Solid Waste	02/28 to 09/30 128.36
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	600,127.36	420. GROSS AMOUNT DUE TO SELLER	600,127.36
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	37,849.95
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01 to 02/28 620.29	511. County taxes	01/01 to 02/28 620.29
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BUYER	620.29	520. TOTAL REDUCTION AMOUNT DUE SELLER	38,270.24
300. CASH AT SETTLEMENT FROM OR TO BUYER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from buyer (line 120)	600,127.36	601. Gross amount due to seller (line 420)	600,127.36
302. Less amounts paid by/for buyer (line 220)	620.29	602. Less reduction amount due to seller (line 520)	38,270.24
303. CASH FROM BUYER	599,507.07	603. CASH TO SELLER	561,857.12

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein 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. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and for Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

BUYER'S AND SELLER'S COMBINED CLOSING STATEMENT

L. SETTLEMENT CHARGES:		File Number: 204012S	PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	599,999.00 @ =	32,399.95	
Division of commission (line 700) as follows:				
701.	\$ 14,399.98 to John R. Wood Properties			
702.	\$ 17,999.97 to Keller Williams Realty			
703.	Commission paid at Settlement			32,399.95
704.				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN	P.O.C.		
801.	Loan Origination Fee %			
802.	Loan Discount %			
803.	Appraisal fee to			
804.	Credit report to			
805.	Lender's inspection fee to			
806.	Mtg. Ins. application fee to			
807.	Assumption fee to			
808.				
809.				
810.				
811.				
812.				
813.				
814.				
815.				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest from to @ \$ /day			
902.	Mortgage insurance premium to			
903.	Hazard insurance premium yrs. to			
904.				
905.				
1000.	RESERVES DEPOSITED WITH LENDER FOR			
1001.	Homeowner's insurance mo. @ \$ / mo.			
1002.	Mortgage insurance mo. @ \$ / mo.			
1003.	City property taxes mo. @ \$ / mo.			
1004.	County property taxes 0 mo. @ \$ / mo.			
1005.	Annual Assessments mo. @ \$ / mo.			
1006.	Flood insurance mo. @ \$ / mo.			
1007.	mo. @ \$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments			
1100.	TITLE CHARGES			
1101.	Settlement or closing fee to First Title & Abstract, Inc.			495.00
1102.	Abstract or title search to			
1103.	Title examination to			
1104.	Title insurance binder to			
1105.	Document preparation to			
1106.	Notary fees to			
1107.	Attorney's fees to Woodward, Pires, & Lombardo, P.A.			295.00
	(Includes above item No:)			
1108.	Title insurance to			
	(includes above item No:)			
1109.	Lender's coverage			
1110.	Owner's coverage			
1111.				
1112.				
1113.				
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees Deed \$; Mortgage \$; Releases \$			
1202.	City/county/stamps Deed \$; Mortgage \$			
1203.	State tax/stamps Deed \$ 4,200.00 ; Mortgage \$			4,200.00
1204.	Deed \$; Mortgage \$			
1205.				
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to			
1302.	Post inspection to			
1303.				
1304.	Water/Sewer City of Marco Island			215.00
1305.	City Estoppel fee First Title & Abstract, Inc.			25.00
1306.	Wire Fee Title Alliance of Collier County, LLC			20.00
1307.				
1308.				
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)		0.00	37,649.95

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyers: David M. McDonald and Robin T. Brownson
Sellers: Robert E. Olson and Michaelon Ann Marie Olson
Settlement Agent: Title Alliance of Collier County, LLC
Settlement Date: February 28th, 2020
Property Location: 900 Montego Ct., Marco Island, FL 34145

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 the HUD-1 Settlement Statement.

Buyers:

David M. McDonald

Robin T. Brownson

Sellers:



Robert E. Olson



Michaelon Ann Marie Olson

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Title Alliance of Collier County, LLC
Settlement Agent

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyers: David M. McDonald and Robin T. Brownson
Sellers: Robert E. Olson and Michaelon Ann Marie Olson
Settlement Agent: Title Alliance of Collier County, LLC
Settlement Date: February 28th, 2020
Property Location: 900 Montego Ct., Marco Island, FL 34145

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Buyers:


David M. McDonald

Robin T. Brownson

Sellers:



Robert E. Olson



Michaelon Ann Marie Olson

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Title Alliance of Collier County, LLC
Settlement Agent

Robert E. Olson

Michaelon A. Wright

Karissa Ziegelmann

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, February 14, 2020 4:51 PM
To: Karissa Ziegelmann
Cc: Beth Murphy; Nicole Murry; Patty Quinn
Subject: MCDONALD-BROWNSON FROM OLSON 653-000930
Attachments: SKM_C36820021417460.pdf; OLSON COMMITMENT - 653-000930.PDF

Importance: High

Hi Karissa:

Attached please find the Commitment and my typical documents I request seller complete, sign and return with your documents. I am waiting on the take title info from my buyers and they said they might email me over the weekend.

Thanks,
Bonnie

****OUR OFFICE WILL BE CLOSED ON MONDAY, 2/17, IN OBSERVANCE OF PRESIDENT'S DAY****

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: copier@comcast.net [mailto:copier@comcast.net]
Sent: Friday, February 14, 2020 5:47 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Subject: Message from KM_C368

Beth Murphy

From: Paul Tateo <paul@mymarcoisland.com>
Sent: Monday, March 09, 2020 6:33 PM
To: Beth Murphy
Subject: Robert Olson sale and parcel split on Montego Ct

Beth
Your friend Bob Olson says I should ask you for copy of survey on the vacant lot nka 901 Montego Ct as well as the new PIN #.
He asked us to sell it, we signed the listing and I'm working on it.
I know you're having a busy stress on season. It'll be over soon.

Paul
Horizons

Mapping
DEPT.
252-8141

Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, February 28, 2020 3:48 PM
To: Beth Murphy
Subject: FW: OLSON TO MCDONALD-BROWNSON - 900 MONTEGO COURT, MARCO ISLAND, FL
Attachments: SKM_C36820022816220.pdf
Importance: High

Here it is again and just so ya don't think I'm fibbin' see below. ☺

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Bonnie Gibbons
Sent: Friday, February 28, 2020 3:36 PM
To: Beth Murphy (bethmurphy@firsttitlemarco.com) <bethmurphy@firsttitlemarco.com>; 'Karissa Ziegelmann' <karissa@firsttitlemarco.com>; Patty Quinn <pquinn@firsttitlemarco.com>; Nicki Murry (nicolem@firsttitlemarco.com) <nicolem@firsttitlemarco.com>
Subject: OLSON TO MCDONALD-BROWNSON - 900 MONTEGO COURT, MARCO ISLAND, FL

Importance: High

Hi ladies!

We're all done and on to the next one! Attached is the fully executed Alta SS and I've already sent the seller's proceeds wire confirmation. What do you want me to do with the seller's \$1,375.00 check and John R Wood Properties check? Put at front desk to be picked up????

Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Wednesday, February 26, 2020 7:43 PM
To: Beth Murphy
Subject: McDonald

Whew! I got loan pkg and made it to fed ex box at 6:00 right before they picked up. Buyers signing tomorrow and will fed ex package back to me for Friday receipt.
Bonnie

Sent from my iPhone

Called Sue Bye
2/27 10:30 AM.
Spoke to ~~_____~~
KARA Jimenez
239 -252-8164

Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Wednesday, February 26, 2020 3:56 PM
To: Beth Murphy; Natalie Kirstein; Steven Pyatt
Cc: Ryan Bleggi; 'cathy@marconaplesonline.com'
Subject: RE: Olson to McDonald
Attachments: OLSON ALTA SS.PDF; OLSON CD.PDF

Importance: High

Beth:

Here you go. We now have a hiccup on buyer side. Lender just got CTC and probably won't get a loan package to me today to overnight to buyers to sign tomorrow. I'll have to overnight tomorrow for them to sign, get notarized, etc. on Friday and overnight back to me so funding will be delayed until Monday when I receive original signed loan package back. So sorry.

Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Beth Murphy [mailto:bethmurphy@firsttitlemarco.com]
Sent: Wednesday, February 26, 2020 3:33 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>; Natalie Kirstein <nkirstein@johnrwood.com>; Steven Pyatt <spyatt@johnrwood.com>
Cc: Ryan Bleggi <rbleggi@johnrwood.com>
Subject: Olson to McDonald

This ought to do it!

Beth L. Murphy

Closing Coordinator

First Title & Abstract, Inc.

and

Woodward, Pires & Lombardo, PA

1st in Customer Service!

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

Office: 239.394.1199
Fax: 239.394.8641

Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.
Nicole: nicolem@firsttitlemarco.com – Up Front Processing
Karissa: karissa@firsttitlemarco.com – Processing Department

Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Wednesday, February 26, 2020 2:14 PM
To: Beth Murphy
Subject: RE: Olson to McDonald; 900 Montego Ct.

Hi Beth:

Unfortunately my home office will only allow me to wire funds to you if seller is purchasing another home and that information is completed at the bottom of the proceeds authorization form with the new property address, etc. Sorry. Also, I'm in the middle of a closing so it will be just a bit before I can revise my Alta SS/CD to sent to you.
Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Beth Murphy [mailto:bethmurphy@firsttitlemarco.com]
Sent: Wednesday, February 26, 2020 2:01 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>; Natalie Kirstein <nkirstein@johnrwood.com>; Steven Pyatt <spyatt@johnrwood.com>
Subject: Olson to McDonald; 900 Montego Ct.

Bonnie:

Revised closing statement attached removing the JRW fee of \$295
Please call me to discuss the seller's wire per my voicemail.
Thank you!

Beth L. Murphy

Closing Coordinator

First Title & Abstract, Inc.

and

Woodward, Pires & Lombardo, PA

1st in Customer Service!

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

Office: 239.394.1199
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Nicole: nicolem@firsttitlemarco.com – Up Front Processing
Karissa: karissa@firsttitlemarco.com – Processing Department
Melissa: melissa@firsttitlenaples.com - Closer

Attorney Craig R. Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

****NOTE FOR INFORMATION:**

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Due to the overwhelming amount of fraudulent cashier's checks circulating in Florida, we will require all cash to close to be tendered in the form of a wire transfer. Our wiring instructions will be sent with every closing transaction and are available upon request.

 Please consider the environment before printing this email.

PRIVACY STATEMENT: This email is not encrypted. Therefore, any information contained herein can be read by anyone. This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or employee, or agent responsible to deliver it to the intended recipient, you are hereby notified that reading, disseminating, distributing or copying this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by e-mail, telephone, or facsimile.

Beth Murphy

From: Samantha Morales <smorales@wpl-legal.com>
Sent: Wednesday, February 26, 2020 1:22 PM
To: Beth Murphy
Subject: Please call Steven Pyatt from John R Woods 239-777-4059

RE: 900 Montego Ct.

There is a transaction fee on statement that should not be there.

Samantha Morales

Marco Island Receptionist
Woodward, Pires, & Lombardo P.A.
606 Bald Eagle Dr.
Suite 500
Marco Island FL, 34145
Tel: 239-394-5161
Fax: 239-642-6402
Email: SMorales@wpl-legal.com
Website: www.wpl-legal.com

Beth Murphy

From: Ryan Bleggi <rbleggi@johnrwood.com>
Sent: Tuesday, February 25, 2020 1:46 PM
To: Beth Murphy
Cc: Natalie Kirstein; Steven Pyatt
Subject: RE: Commission verif - 900 Montego

Beth and Natalie, there will be a change to our commission amount due to the referring broker amending the amount due to them. I will be sending towards the end of the day, just wanted to let you know.

From: Ryan Bleggi
Sent: Monday, February 24, 2020 12:01 PM
To: Beth Murphy <bethmurphy@firsttitlemarco.com>
Cc: Natalie Kirstein <nkirstein@johnrwood.com>; Steven Pyatt <spyatt@johnrwood.com>
Subject: Commission verif - 900 Montego

Please find attached.

From: rbleggi@johnrwood.com <rbleggi@johnrwood.com>
Sent: Monday, February 24, 2020 11:26 AM
To: Ryan Bleggi <rbleggi@johnrwood.com>
Subject: Message from KM_C3351

Karissa Ziegelmann

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 24, 2020 2:26 PM
To: Beth Murphy
Cc: Steven Pyatt; Natalie Kirstein; Karissa Ziegelmann; Melissa Reilly; 'cathy@marconaplesonline.com'
Subject: RE: Olson sale to McDonald; 900 Montego

Checking now but have a call into Cathy re: the \$1,375.00 personal property seller from buyer credit. I don't have anything for that and not sure lender would allow on the CD. Will get with you shortly.

Thanks!

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Beth Murphy [mailto:bethmurphy@firsttitlemarco.com]
Sent: Monday, February 24, 2020 2:25 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Cc: Steven Pyatt <spyatt@johnrwood.com>; Natalie Kirstein <nkirstein@johnrwood.com>; Karissa Ziegelmann <karissa@firsttitlemarco.com>; Melissa Reilly <melissa@firsttitlenaples.com>; 'cathy@marconaplesonline.com' <cathy@marconaplesonline.com>

Subject: RE: Olson sale to McDonald; 900 Montego

I just need to know if our numbers match and docs are good for signing?

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 24, 2020 1:54 PM
To: Beth Murphy <bethmurphy@firsttitlemarco.com>
Cc: Steven Pyatt <spyatt@johnrwood.com>; Natalie Kirstein <nkirstein@johnrwood.com>; Karissa Ziegelmann <karissa@firsttitlemarco.com>; Melissa Reilly <melissa@firsttitlenaples.com>; 'cathy@marconaplesonline.com' <cathy@marconaplesonline.com>
Subject: RE: Olson sale to McDonald; 900 Montego

Hi Beth:

I'm still waiting on lender to send their CD to finalize and the CTC. This is a mail away for buyers so I've told the lender that I need to have buyers sign on 2/27 in order to fund on 2/28. They said they would get back to me later today with a final answer.

Bonnie

Karissa Ziegelmann

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 24, 2020 4:24 PM
To: Karissa Ziegelmann; Beth Murphy
Cc: Nicole Murry; Patty Quinn; Steven Pyatt; Melissa Reilly; Natalie Kirstein
Subject: RE: McDONALD-BROWNSON FROM OLSON-WRIGHT

Thanks so much! Still waiting on lender and hope to hear something SOON! ;)

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Karissa Ziegelmann [<mailto:karissa@firsttitlemarco.com>]
Sent: Monday, February 24, 2020 4:04 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>; Beth Murphy <bethmurphy@firsttitlemarco.com>
Cc: Nicole Murry <nicolem@firsttitlemarco.com>; Patty Quinn <pquinn@firsttitlemarco.com>; Steven Pyatt <spyatt@johnrwood.com>; Melissa Reilly <melissa@firsttitlenaples.com>; Natalie

Kirstein <nkirstein@johnrwood.com>

Subject: RE: McDONALD-BROWNSON FROM OLSON-WRIGHT

Received and printed, thank you!

Please see the attached BOS.

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

Beth: bethmurphy@firsttitlemarco.com – Closer
Brigid: bharris@firsttitlemarco.com – Closer
Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.
Nicki: nicolem@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.

Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

Karissa Ziegelmann

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 24, 2020 2:43 PM
To: Beth Murphy
Cc: Karissa Ziegelmann; Nicole Murry; Patty Quinn; Steven Pyatt; Melissa Reilly; Natalie Kirstein
Subject: RE: McDONALD-BROWNSON FROM OLSON-WRIGHT

Of course, will do, thanks!!! I'll keep you updated once I hear from lender.

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Beth Murphy [mailto:bethmurphy@firsttitlemarco.com]
Sent: Monday, February 24, 2020 2:42 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Cc: Karissa Ziegelmann <karissa@firsttitlemarco.com>; Nicole Murry <nicolem@firsttitlemarco.com>; Patty Quinn <pquinn@firsttitlemarco.com>; Steven Pyatt <spyatt@johnrwood.com>; Melissa Reilly <melissa@firsttitlenaples.com>; Natalie Kirstein <nkirstein@johnrwood.com>

Subject: RE: McDONALD-BROWNSON FROM OLSON-WRIGHT

Karissa, please make the necessary revisions on the docs and Bonnie, please make sure that it is a cashier's check and we should be good.

Thanks so much.
Beth

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 24, 2020 2:40 PM
To: Beth Murphy <bethmurphy@firsttitlemarco.com>
Cc: Karissa Ziegelmann <karissa@firsttitlemarco.com>; Nicole Murry <nicolem@firsttitlemarco.com>; Patty Quinn <pquinn@firsttitlemarco.com>; Steven Pyatt <spyatt@johnrwood.com>; Melissa Reilly <melissa@firsttitlenaples.com>; Natalie Kirstein <nkirstein@johnrwood.com>
Subject: McDONALD-BROWNSON FROM OLSON-WRIGHT
Importance: High

Hi Beth:

Attached are my revised seller docs and just one revision on the Bill of Sale please: Add "and all components" after hurricane/storm shutters and panels... per contract.

I've also attached my proposed seller CD and Alta SS. We cannot show the \$1,375.00 seller credit on the CD/Alta SS so buyer will have to provide a check at closing to the sellers.

Thanks
Bonnie

Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 24, 2020 1:54 PM
To: Beth Murphy
Cc: Steven Pyatt; Natalie Kirstein; Karissa Ziegelmann; Melissa Reilly; 'cathy@marconaplesonline.com'
Subject: RE: Olson sale to McDonald; 900 Montego

Hi Beth:

I'm still waiting on lender to send their CD to finalize and the CTC. This is a mail away for buyers so I've told the lender that I need to have buyers sign on 2/27 in order to fund on 2/28. They said they would get back to me later today with a final answer.

Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Beth Murphy [mailto:bethmurphy@firsttitlemarco.com]
Sent: Monday, February 24, 2020 12:48 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Cc: Steven Pyatt <spyatt@johnrwood.com>; Natalie Kirstein <nkirstein@johnrwood.com>; Karissa Ziegelmann <karissa@firsttitlemarco.com>; Melissa Reilly <melissa@firsttitlenaples.com>
Subject: Olson sale to McDonald; 900 Montego

Hi Bonnie, how are you? Please make sure that our numbers match and send anything extra that Seller needs to sign that we don't already have from you.

Seller is leaving town on the 27th so is signing on or before then in Naples. I must send docs out today.

Thank you,

Beth L. Murphy

Closing Coordinator

First Title & Abstract, Inc.

and

Woodward, Pires & Lombardo, PA

1st in Customer Service!

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

Office: 239.394.1199
Fax: 239.394.8641

Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.
Nicole: nicolem@firsttitlemarco.com – Up Front Processing
Karissa: karissa@firsttitlemarco.com – Processing Department
Melissa: melissa@firsttitlenaples.com – Closer

Karissa Ziegelmann

From: Karissa Ziegelmann
Sent: Monday, February 17, 2020 12:20 PM
To: 'Bonnie Gibbons'
Cc: Beth Murphy; Nicole Murry; Patty Quinn; Brigid Harris
Subject: RE: MCDONALD-BROWNSON FROM OLSON 653-000930
Attachments: SKM_458e20021712270.pdf

Hello again,

Attached please find the revised documents -- the seller is married and the property is homestead. Also, according to the seller the equity line was never used and per Sec. 95.281 F.S., it has expired anyway, so we do not need a payoff (I have attached the mortgage deed hereto for reference).

Please let us know if the documents are approved and what the buyers vesting info./address will be. Thank you!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

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Barbara: bmurry@firsttitlemarco.com -- Post Closing Dept.
Nicki: nicolem@firsttitlemarco.com -- Processing Dept.
Patty: pquinn@firsttitlemarco.com -- Processing Dept.

Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

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Due to the overwhelming amount of fraudulent cashier's checks circulating in Florida, we will require all cash to close to be tendered in the form of a wire transfer. Our wiring instructions will be sent with every closing transaction and are available upon request.

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LANDTECH RECEIPT/CHECK DISBURSEMENT STATEMENT

BANK: 1st Florida Integrity -- 1134303 --

Page Number: 1

Date: 04/17/2020

Time: 10:59 AM

File Number: 204012S

Seller(s): Robert E. Olson and Michaelon Ann Marie Olson

Buyer(s): David M. McDonald and Robin T. Brownson

Property Location: 900 Montego Ct., Marco Island, FL 34145

RECEIPT #	DATE	TYPE	NAME	AMOUNT
20198	03/18/20	RR	Title Alliance of Collier County	815.00
TOTAL DEPOSITS				815.00

CHECK #	DATE	TYPE	NAME	AMOUNT
21088	04/17/20	**	Woodward, Pires, & Lombardo, P.A.	195.00
21089	04/17/20	**	First Title & Abstract, Inc.	550.00
21090	04/17/20	**	First Title & Abstract, Inc.	55.00
21091	04/17/20	**	First Title & Abstract, Inc.	15.00
TOTAL DISBURSEMENT				815.00

DIFFERENCE 0.00

FIRST TITLE & ABSTRACT, INC.

21088

FILE #: 204012S

AMOUNT:

\$195.00

DATE: 04/17/2020

CODE:

CK #: 21088

ALT:

PAYEE: -- Woodward, Pires, & Lombardo, P.A.

606 Bald Eagle Drive Suite 500

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --

900 Montego Ct., Marco Island, FL 34145

Attorney's fees



FIRST TITLE & ABSTRACT, INC.

21090

FILE #: 204012S AMOUNT: \$55.00 DATE: 04/17/2020 CODE:

CK #: 21090 ALT:

PAYEE: -- First Title & Abstract, Inc.

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --

900 Montego Ct., Marco Island, FL 34145

City Estoppel fee-25.00

Postage, Photo, Phone, Fax



104431

10143

FIRST TITLE & ABSTRACT, INC.

21091

FILE #: 204012S

AMOUNT:

\$15.00

DATE: 04/17/2020

CODE:

CK #: 21091

ALT:

PAYEE: -- First Title & Abstract, Inc.

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --

900 Montego Ct., Marco Island, FL 34145

Digital Storage fee



FILE #: 204012S AMOUNT: \$195.00 DATE: 04/17/2020 CODE:
CK #: 21088 ALT:

PAYEE: -- Woodward, Pires, & Lombardo, P.A.
 606 Bald Eagle Drive Suite 500
SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

Attorney's fees

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

FIRST TITLE & ABSTRACT, INC.
ESCROW ACCOUNT
606 BALD EAGLE DR., SUITE 501
MARCO ISLAND, FL 34145

FIRST FLORIDA INTEGRITY BANK
776 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145


21088
63-1632/670
60
CHECK AMOUNT
VALID YOURS

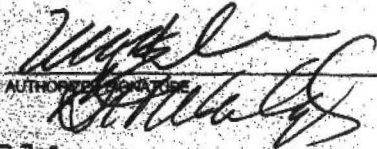
FILE #: 204012S 21088

ONE HUNDRED NINETY-FIVE AND 00/100 DOLLARS ***

DATE	AMOUNT
04/17/2020	*****\$195.00*

PAY TO THE ORDER OF
Woodward, Pires, & Lombardo, P.A.
606 Bald Eagle Drive Suite 500
Marco Island, Florida 34145





#021088# 60620163250 1114303#

Details on Back
Security Features Included

FILE #: 204012S AMOUNT: \$195.00 DATE: 04/17/2020 CODE:
CK #: 21088 ALT:

PAYEE: -- Woodward, Pires, & Lombardo, P.A.
 606 Bald Eagle Drive Suite 500
SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

Attorney's fees



FILE #: 204012S AMOUNT: \$550.00 DATE: 04/17/2020 CODE:
CK #: 21089 ALT:

PAYEE: -- First Title & Abstract, Inc.
 606 Bald Eagle Drive, #501
SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson
BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

Settlement Fee-450.00

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

FIRST TITLE & ABSTRACT, INC.
ESCROW ACCOUNT
806 BALD EAGLE DR., SUITE 501
MARCO ISLAND, FL 34145

FIRST FLORIDA INTEGRITY BANK
775 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145

21089
63-1632670
80
CHECK NUMBER


FILE #: 204012S 21089

FIVE HUNDRED FIFTY AND 00/100 DOLLARS ***


DATE 04/17/2020

AMOUNT
*****\$550.00*

PAY TO THE ORDER OF
First Title & Abstract, Inc.
606 Bald Eagle Drive, #501
Marco Island, FL 34145



AUTHORIZED SIGNATURE



⑈021089⑈ ⑈067016325⑈ ⑈1134303⑈

FILE #: 204012S AMOUNT: \$550.00 DATE: 04/17/2020 CODE:
CK #: 21089 ALT:

PAYEE: -- First Title & Abstract, Inc.
 606 Bald Eagle Drive, #501
SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson
BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

Settlement Fee-450.00



FILE #: 204012S AMOUNT: \$55.00 DATE: 04/17/2020 CODE:
PAYEE: -- First Title & Abstract, Inc. CK #: 21090 ALT:

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

City Estoppel fee-25.00
Postage, Photo, Phone, Fax

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

FIRST TITLE & ABSTRACT, INC.
ESCROW ACCOUNT
606 BALD EAGLE DR., SUITE 601
MARCO ISLAND, FL 34145

FIRST FLORIDA INTEGRITY BANK
175 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145

21090
63-1632/879
60
CHECK NUMBER

FILE #: 204012S 21090

FIFTY-FIVE AND 00/100 DOLLARS ***

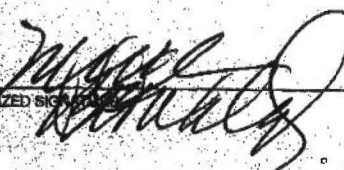
PAY TO THE ORDER OF
First Title & Abstract, Inc.

DATE 04/17/2020

AMOUNT *****\$55.00*

VALID V.
ALIB
VALID V.
ALIB

AUTHORIZED SIGNATURE



⑈021090⑈ ⑆057016325⑆ 1134303⑈

FILE #: 204012S AMOUNT: \$55.00 DATE: 04/17/2020 CODE:
PAYEE: -- First Title & Abstract, Inc. CK #: 21090 ALT:

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

City Estoppel fee-25.00
Postage, Photo, Phone, Fax



FILE #: 204012S AMOUNT: \$15.00 DATE: 04/17/2020 CODE:

CK #: 21091 ALT:

PAYEE: -- First Title & Abstract, Inc.

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

Digital Storage fee

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

FIRST TITLE & ABSTRACT, INC.
ESCROW ACCOUNT
606 BALD EAGLE DR., SUITE 601
MARCO ISLAND, FL 34145

FIRST FLORIDA INTEGRITY BANK
776 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145

21091
63-1632/670
80

CHECK NUMBER

FILE #: 204012S

21091

FIFTEEN AND 00/100 DOLLARS ***

DATE 04/17/2020 AMOUNT *****\$15.00*

PAY TO THE ORDER OF

First Title & Abstract, Inc.



AUTHORIZED SIGNATURE

⑆021091⑆ ⑆067016325⑆ 1134303⑆

Details on Back
Security Features Included

FILE #: 204012S AMOUNT: \$15.00 DATE: 04/17/2020 CODE:
CK #: 21091 ALT:

PAYEE: -- First Title & Abstract, Inc.

SELLER(S) -- Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S) -- David M. McDonald and Robin T. Brownson

PROPERTY LOCATION --
900 Montego Ct., Marco Island, FL 34145

Digital Storage fee





RR# 20198

2 CKS
Total
\$ 815.00

Front Image

TITLE ALLIANCE OF COLLIER COUNTY, LLC
ESCROW ACCOUNT
630 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145
(239) 289-8601

BankUnited

1829

PAY **Five Hundred Twenty and 00/100**

02/28/2020 \$520.00

TO THE ORDER OF **First Title & Abstract, Inc.
606 Bald Eagle Drive, Suite 301
Marco Island, FL 34145**

VOID AFTER 120 DAYS

[Signature]
AUTHORIZED SIGNATURE

① Policy # 2011412-0299199; 1. Policy # 3011312-0463115;
TrailID: 27647600007; Present Address: 900 Madison Court

⑆001829⑆ ⑆026014588⑆ 9854747559⑆

Back Image

20-4012 S
Olson / McDonald

CHECK HERE AFTER
MOBILE OR REMOTE DEPOSIT DATE

NO HOT WIRE STAMP OR SIGNATURE THIS ITEM
IS NOT ELIGIBLE FOR FINANCIAL SERVICES

PER FINANCE DEPOSIT ONLY
First Florida Integrity Bank
00204022

Entered 3/18



Front Image

TITLE ALLIANCE OF COLLIER COUNTY, LLC
 ESCROW ACCOUNT
 830 BALD EAGLE DRIVE
 MARCO ISLAND, FL 34145
 (239) 258-8801

Bank United 1828

653-008930

PAY *Two Hundred Ninety Five and 00/100*

02/28/2020 \$295.00

TO THE ORDER OF **Woodward, Pires & Lombardo, P.A.**
 606 Bald Eagle Drive, Suite 300
 Marco Island, FL 34145

VOID AFTER 120 DAYS

[Signature]
 AUTHORIZED SIGNATURE

© Policy # 3011412-0089190e 1 Policy # 3011313-0653115e
 Tax ID: 5264300007 - Business Address: 810 Mountain Court

⑆001828⑆ ⑆0226014588⑆ 9854747559⑆

Back Image

ENDORSE HERE *Woodward Pires & Lombardo*
 BY *Arthur J. Lombardo*

CASH HERE AFTER 02/28/2020
 MOBILE OR RESCOTIC DEPOSIT DATE

For Remode Deposit by
 Please Contact Insignia Bank
 007015325

NO POST TITLE STAMP OR SIGN BEARING THIS LINE
 IS VALID FOR PARADISE TITLE SERVICE

[Faint text and markings on the back of the check]



Batch Item Details

Deposit Information

Total Deposit Amount	\$0.00
Total Deposit Count	0

Batch Item Details

Sequence #:	1
Routing / Account #:	026014588 / XXXXXX7559
Check #:	001829
Amount:	\$520.00
Item Status:	Open
Item Date:	03/18/2020
Amount Source:	Read
Image Quality Pass:	Pass
Rescan Count:	0

Patty Quinn

From: TREASURYOPERATIONS@FFIBANK.COM
Sent: Wednesday, March 18, 2020 5:14 PM
To: Patty Quinn
Subject: Remote Deposit Notification – Sent To Transaction Processing for ESCROW ACCOUNT

Alerting Service - Remote Deposit Notification

Your remote deposit for location ESCROW ACCOUNT in the amount of \$815.00 has been received and successfully processed.

For additional information or if you have questions about this deposit, please follow these steps:

1. Log in to your account, and then navigate to Reports from the left main menu.
2. Select the Deposit Results link.
3. Click Get Deposits.
4. Locate the Deposit created on 3/18/2020 4:11:44 PM in the amount of \$815.00.
5. Click Item Details to view individual items in the deposit.

Please understand that we cannot respond to individual messages through this email address. It is not secure and should not be used for account related questions.

Message Id: 682017-3817496886:9



Batch Item Details

Deposit Information

Total Deposit Amount	\$0.00
Total Deposit Count	0

Batch Item Details

Sequence #:	2
Routing / Account #:	026014588 / XXXXXX7559
Check #:	001828
Amount:	\$295.00
Item Status:	Deposited
Item Date:	03/18/2020
Amount Source:	Read
Image Quality Pass:	Pass
Rescan Count:	0

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

TITLE ALLIANCE OF COLLIER COUNTY, LLC

ESCROW ACCOUNT
830 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145
(239) 258-6601

BankUnited

1829

653-000930

PAY

Five Hundred Twenty and 00/100

02/28/2020

\$520.00

TO THE
ORDER
OF

First Title & Abstract, Inc.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145

VOID AFTER 120 DAYS

AUTHORIZED SIGNATURE

O Policy # 5011412-0689199e L Policy # 5011312-0653115e
Tax ID: 57647600097 Property Address: 900 Montego Court

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001829⑈ ⑆026014588⑆

9854747559⑈

TITLE ALLIANCE OF COLLIER COUNTY, LLC

BankUnited

1829

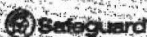
File No. 653-000930

Check Date: 02/28/2020

\$520.00

PAYEE: First Title & Abstract, Inc.
SELLER: Robert E. Olson and Michaelon Ann Marie Olson
BUYER: David M. McDonald and Robin T. Brownson
ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items	Description	Amount
H02	City Estoppel Fee	\$25.00
H04	Seller Settlement Fee	\$495.00



SF 18105 15A
LITHO U.S.A. 3/92 06/200112

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 215-504-8200

CR20170010000

B145F021467

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

TITLE ALLIANCE OF COLLIER COUNTY, LLC

ESCROW ACCOUNT
830 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145
(239) 260-8501

BankUnited

1828

PAY

653-000930

Two Hundred Ninety Five and 00/100

02/28/2020

\$295.00

TO THE
ORDER
OF

Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 500
Marco Island, FL 34145

VOID AFTER 120 DAYS

[Handwritten Signature]

AUTHORIZED SIGNATURE

O Policy # 5011412-0689199e L Policy # 5011312-0653115e

Tax ID: 57647600007 Property Address: 900 Montego Court

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH ON THE BACK TO REVEAL IMAGE DISAPPEARS WITH HEAT.

⑈001828⑈ ⑆026014588⑆

9854747559⑈

TITLE ALLIANCE OF COLLIER COUNTY, LLC

BankUnited

1828

File No. 653-000930

Check Date: 02/28/2020

\$295.00

PAYEE: Woodward, Pires & Lombardo, P.A.
SELLER: Robert E. Olson and Michaelon Ann Marie Olson
BUYER: David M. McDonald and Robin T. Brownson
ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items
H01

Description
Attorney's Fee

Amount
\$295.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

TITLE ALLIANCE OF COLLIER COUNTY, LLC

ESCROW ACCOUNT
830 BALD EAGLE DRIVE
MARCO ISLAND, FL 34145
(239) 259-8501

BankUnited

1831

PAY

653-000930

Fourteen Thousand Three Hundred Ninety Nine and 98/100

02/28/2020

\$14,399.98

TO THE
ORDER
OF

John R. Wood Properties
1000 N. Collier Boulevard, #1
Marco Island, FL 34145

VOID AFTER 120 DAYS

AUTHORIZED SIGNATURE

O Policy # 5011412-0689199e L Policy # 5011312-0631115e
TaxID: 57647600007; Property Address: 900 Montego Court

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈001831⑈ ⑆026014588⑆

9854747559⑈

TITLE ALLIANCE OF COLLIER COUNTY, LLC

BankUnited

1831

File No. 653-000930

Check Date: 02/28/2020

\$14,399.98

PAYEE: John R. Wood Properties
SELLER: Robert E. Olson and Michaelon Ann Marie Olson
BUYER: David M. McDonald and Robin T. Brownson
ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items
H03

Description
Listing Agent Commission

Amount
\$14,399.98

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM



2497667

OFFICIAL CHECK

Memo: DAVID McDONALD

*****1,375.00

02/27/2020

Branch: 073B

Void If Amount Over: *****1,375.00

PAY TO THE *** ROBERT OLSON ***
ORDER OF

Drawer: Santander Bank, N.A.

Maitha Carrero
AUTHORIZED SIGNATURE

DRAWEE: SANTANDER BANK, N.A. ISSUED BY: SANTANDER BANK, N.A.

⑈ 2497667⑈ ⑆ 231372691⑆ 7675763718⑈

Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, February 28, 2020 2:23 PM
To: Karissa Ziegelmann; Beth Murphy; Patty Quinn; Nicole Murry
Subject: FW: Wire OUT 561,857.12 XXXXXX7559 TITLE ALLIANCE OF COLLIER COUNTY, - OLSON

Olson proceeds wire below. Signed Alta SS to follow shortly.

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com

-----Original Message-----

From: BANKUNITED [mailto:wiretransfer@bankunited.com]
Sent: Friday, February 28, 2020 2:15 PM
To: Collier Personnel <collier@titlealliance.com>
Subject: Wire OUT 561,857.12 XXXXXX7559 TITLE ALLIANCE OF COLLIER COUNTY,

BANKUNITED
14817 OAK LANE
MIAMI LAKES, FL 33016

TITLE ALLIANCE OF COLLIER COUNTY,

2 VETERANS SQUARE STE 2ND FLOOR
MEDIA PA 19063-

OUTGOING WIRE TRANSFER

Wire Transfer Ref# : 20200228RO215731
IMAD : 20200228F7B74M2C002342 TIME STAMP : 02281414 RFB :
Receiver ABA : 026009593 BK AMER NYC

BNF : XXXXXX7804
ROBERT E. OLSON
P. O. BOX 5100
MARCO ISLAND, FL 34145

ORG : XXXXXX7559
TITLE ALLIANCE OF COLLIER COUNTY, L
2 VETERANS SQUARE STE 2ND FLOOR
MEDIA PA 19063-

OBI : ROBERT E. OLSON PROCEEDS:
SALE OF 900 MONTEGO COURT
MARCO ISLAND, FL
SENDER: BONNIE 239-259-8501

BBI :

INS :

Transfer Amount : 561,857.12
Transfer Fee : 0.00

Debit Account # : XXXXXX7559 Total Debit : 561,857.12

? Secured over TLS by Cloudstar <<http://www.cloudstarsecure.com/>> powered by OneWorld

**** THIS EMAIL IS ENCRYPTED TO PROTECT YOUR NON PUBLIC INFORMATION ****

File No. 653-000930 Check Date: 02/28/2020
 PAYEE: City of Marco Island
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

\$215.00

Line Items	Description	Amount
H07	Water/Sewer #01998-100856	\$215.00

TITLE ALLIANCE OF COLLIER COUNTY, LLC
 ESCROW ACCOUNT
 830 BALD EAGLE DRIVE
 MARCO ISLAND, FL 34145
 (239) 268-8501

BankUnited

1826

653-000930

Two Hundred Fifteen and 00/100

02/28/2020 \$215.00

VOID AFTER 120 DAYS

TO THE ORDER OF
 City of Marco Island
 50 Bald Eagle Drive
 Marco Island, FL 34145

© Policy # 5011412-0689199e L Policy # 5011312-0653115e
 Tr ID: 5764760000 Property Address: 900 Montego Court

AUTHORIZED SIGNATURE

⑈001826⑈ ⑆026014588⑆ 9854747559⑈

File No. 653-000930 Check Date: 02/28/2020
 PAYEE: City of Marco Island
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

\$215.00

Line Items	Description	Amount
H07	Water/Sewer #01998-100856	\$215.00

File No. 653-000930

Check Date: 02/28/2020

\$14,399.98

PAYEE: John R. Wood Properties
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items	Description	Amount
H03	Listing Agent Commission	\$14,399.98

TITLE ALLIANCE OF COLLIER COUNTY, LLC
 ESCROW ACCOUNT
 830 BALD EAGLE DRIVE
 MARCO ISLAND, FL 34145
 (239) 268-8501

BankUnited

1831

653-000930

PAY *Fourteen Thousand Three Hundred Ninety Nine and 98/100*

02/28/2020 \$14,399.98

VOID AFTER 120 DAYS

TO THE ORDER OF John R. Wood Properties
 1000 N. Collier Boulevard
 Marco Island, FL 34145

© Policy # 5011412-0689199e - L Policy # 5011312-0653115e
 TaxID: 57647600007 - Property Address: 900 Montego Court

AUTHORIZED SIGNATURE

⑈001831⑈ ⑆026014588⑆ 9854747559⑈

File No. 653-000930

Check Date: 02/28/2020

\$14,399.98

PAYEE: John R. Wood Properties
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items	Description	Amount
H03	Listing Agent Commission	\$14,399.98

File No. 653-000930

Check Date: 02/28/2020

\$17,999.97

PAYEE: Cathleen Ahern, P.A.
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items	Description	Amount
	Commission	\$17,999.97

TITLE ALLIANCE OF COLLIER COUNTY, LLC BankUnited 1833

ESCROW ACCOUNT
 830 BALD EAGLE DRIVE
 MARCO ISLAND, FL 34145
 (239) 269-8601

PAY 653-000930

Seventeen Thousand Nine Hundred Ninety Nine and 97/100

02/28/2020 \$17,999.97

TO THE ORDER OF Cathleen Ahern, P.A.
 c/o 830 Bald Eagle Drive
 Marco Island, FL 34145

VOID AFTER 120 DAYS

Policy # 5011412-0689199e L Policy # 5011312-0653115e
 TaxID: 57647600007 Property Address: 900 Montego Court

AUTHORIZED SIGNATURE

⑈001833⑈ ⑆026014588⑆ 9854747559⑈

File No. 653-000930

Check Date: 02/28/2020

\$17,999.97

PAYEE: Cathleen Ahern, P.A.
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items	Description	Amount
	Commission	\$17,999.97

TITLE ALLIANCE OF COLLIER COUNTY, LLC

BankUnited

1829

File No. 653-000930

Check Date: 02/28/2020

\$520.00

PAYEE: First Title & Abstract, Inc.
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items

Description

Amount

H02

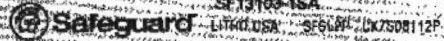
City Estoppel Fee

\$25.00

H04

Seller Settlement Fee

\$495.00



TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 215-504-8200

CR3D1T0010000 8145F021957

TITLE ALLIANCE OF COLLIER COUNTY, LLC

BankUnited

1828

File No. 653-000930

Check Date: 02/28/2020


\$295.00

PAYEE: Woodward, Pires & Lombardo, P.A.
 SELLER: Robert E. Olson and Michaelon Ann Marie Olson
 BUYER: David M. McDonald and Robin T. Brownson
 ADDRESS: 900 Montego Court, Marco Island, FL 34145

Line Items
 H01

Description
 Attorney's Fee

Amount
 \$295.00

 Safeguard
 SAF1305-ISA
 MADE IN USA SERIAL: GK75081127

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 215-604-8200

CR3D1T0010000

BT4SF021957

Patty Quinn

From: Bob Olson <focusup@gmail.com>
Sent: Wednesday, February 19, 2020 6:04 PM
To: Bob & Michaelon Olson; Patty Quinn; Beth Murphy
Subject: 900 Montego Court 2/28/20 closing inventory list

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Pattie

Enclosed are the item discussed that should be credited at closing. These are the agreed items and prices. We have been generous in leaving numerous things the total to agreed items is = \$ 1,375

Television and assorted pictures	\$40		
Ladders		\$250	great buy:)
Leaf blower		\$40	great buy:)
Garden tools		\$10	
Shop vac		\$10	
Racks, gas cans, fire extinguishers.	\$60		
Freezer		\$50	
Art Europe picture		\$125	great buy:)
Generator		\$200	great buy- when you
need it priceless			
Plant in master	\$200		
Plant in living room		\$150	
Silverware		\$30	
Dishes		\$30	
White milk jug		\$20	price all plants
at #20 great. Buy!			
Four terra-cotta pots with mother inlaw plants	\$80		
Four pots on deck		\$80	
Total credit at closing:		\$1,375	

Pattie or Beth please call us and let us know you got this- 239-394-2000 All I have left is to get you is wiring instruction. Thank you ladies for all you do.

901 Montego, which is the lot cut out from 900 Montego by Craig, should be titled in the following with Collier C

Michaelon and Robert Olson
PO Box 5100
Marco Island Florida
34145

239-239-2000

READ THE AUTHORITY OF THE FRONT AND BACK OF THE CHECK BACKGROUNDED AREA CAREFULLY AND FOLLOW THE INSTRUCTIONS TO THE RIGHT



OFFICIAL CHECK

2497667

MEMO: DAVID McDONALD

\$*****1,375.00

Branch: 0738

VOID If Amount Over

\$*****1,375.00

02/27/2020

PAY TO THE *** ROBERT OLSON ***
ORDER OF

Drawer: Santander Bank, N.A.

Robert Olson
AUTHORIZED SIGNATURE

DRAWER: SANTANDER BANK, N.A. ISSUED BY: SANTANDER BANK, N.A.

⑆2497667⑆ ⑆231372691⑆

7675763718⑆

Security Features Included Details on Back

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM



2497667

OFFICIAL CHECK

Memo: DAVID McDONALD

\$*****1,375.00

02/27/2020

Branch: 0738

Void If Amount Over: \$*****1,375.00

PAY TO THE *** ROBERT OLSON ***
ORDER OF

Drawer: Santander Bank, N.A.

Martha Carrero
AUTHORIZED SIGNATURE

DRAWEE: SANTANDER BANK, N.A. ISSUED BY: SANTANDER BANK, N.A.

⑈ 2497667⑈ ⑆ 231372691⑆ 7675763718⑈

Karissa Ziegelmann

From: Karissa Ziegelmann
Sent: Monday, February 17, 2020 10:34 AM
To: Bonnie Gibbons
Cc: Beth Murphy; Nicole Murry; Patty Quinn; Brigid Harris
Subject: RE: MCDONALD-BROWNSON FROM OLSON 653-000930
Attachments: SKM_458e20021710190.pdf

Hi Bonnie,

Attached please find our draft seller documents for your review. We are waiting to get our information sheet back from the seller so I will revise with a marital status later and will send the payoff upon receipt of same. Thank you!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

Beth: bethmurphy@firsttitlemarco.com – Closer
Brigid: bharris@firsttitlemarco.com – Closer
Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.
Nicki: nicolem@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.

Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

****NOTE FOR INFORMATION:**

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. *Additionally*, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Due to the overwhelming amount of fraudulent cashier's checks circulating in Florida, we will require all cash to close to be tendered in the form of a wire transfer. Our wiring instructions will be sent with every closing transaction and are available upon request.

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From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, February 14, 2020 4:51 PM

Carlyn Pruitt

From: Beth Murphy
Sent: Monday, February 24, 2020 12:22 PM
To: Carlyn Pruitt; Patty Quinn
Subject: FW: Commission verif - 900 Montego
Attachments: SKM_C335120022412240.pdf

From: Ryan Bleggi <rbleggi@johnrwood.com>
Sent: Monday, February 24, 2020 12:01 PM
To: Beth Murphy <bethmurphy@firsttitlemarco.com>
Cc: Natalie Kirstein <nkirstein@johnrwood.com>; Steven Pyatt <spyatt@johnrwood.com>
Subject: Commission verif - 900 Montego

Please find attached.

From: rbleggi@johnrwood.com <rbleggi@johnrwood.com>
Sent: Monday, February 24, 2020 11:26 AM
To: Ryan Bleggi <rbleggi@johnrwood.com>
Subject: Message from KM_C3351

Patty Quinn

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 17, 2020 4:57 PM
To: Karissa Ziegelmann; Beth Murphy
Cc: Nicole Murry; Patty Quinn
Subject: File 653-000930 900 Montego Court, Marco Island, FL 34145 - McDonald-Brownson from Olson
Attachments: Survey Owners Affidavit - 653-000930.PDF
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Hi ladies:

Attached please find the survey affidavit for seller to sign. Please let me know asap if seller has a current Elevation Cert or if I need to order one for my buyer for insurance.

Thanks so very much!!!

Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



 **TITLE
ALLIANCE**
OF COLLIER COUNTY, LLC
An Affiliate of Title Alliance, Ltd.
A 1997 Company

Karissa Ziegelmann

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, February 14, 2020 4:37 PM
To: Karissa Ziegelmann
Cc: Nicole Murry; Beth Murphy; Patty Quinn
Subject: RE: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR MCDONALD - BROWNSON FROM OLSON

I'll send commitment but one issue. The buyers haven't decided on how they want to take title yet as I just called and spoke to them. Sorry.

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Karissa Ziegelmann [mailto:karissa@firsttitlemarco.com]
Sent: Friday, February 14, 2020 4:31 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Cc: Nicole Murry <nicolem@firsttitlemarco.com>; Beth Murphy <bethmurphy@firsttitlemarco.com>; Patty Quinn <pquinn@firsttitlemarco.com>
Subject: RE: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR MCDONALD - BROWNSON FROM OLSON

That would be great, thank you!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

Beth: bethmurphy@firsttitlemarco.com – Closer
Brigid: bharris@firsttitlemarco.com -- Closer
Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.
Nicki: nicolem@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.

Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

****NOTE FOR INFORMATION:**

Karissa Ziegelmann

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, February 14, 2020 4:29 PM
To: Karissa Ziegelmann
Cc: Nicole Murry; Beth Murphy; Patty Quinn
Subject: RE: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR MCDONALD - BROWNSON FROM OLSON

La la la la la..... LOL Was working on stuff for this week and next week. Search is in so I'll generate commitment and send to you in a few o.k.?

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



From: Karissa Ziegelmann [mailto:karissa@firsttitlemarco.com]
Sent: Friday, February 14, 2020 3:47 PM
To: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Cc: Nicole Murry <nicolem@firsttitlemarco.com>; Beth Murphy <bethmurphy@firsttitlemarco.com>; Patty Quinn <pquinn@firsttitlemarco.com>
Subject: RE: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR

MCDONALD - BROWNSON FROM OLSON
Importance: High

Hi Bonnie,

I'm just following up with my previous request for the T/C and buyer info. Please advise. Thank you!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
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Nicki: nicolem@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.

Attorney Craig Woodward: cwoodward@wpj-legal.com

Karissa Ziegelmann

From: Karissa Ziegelmann
Sent: Friday, February 14, 2020 4:28 PM
To: michaelon@1791.com
Cc: Patty Quinn; Nicole Murry
Subject: RE: 20-4012S / 900 Montego Ct / CL: TBD
Attachments: SELLER INFO PACKET 2020.pdf

Importance: High

Good Afternoon Robert,

I just left you a voicemail but thought I'd send an email as well. I'm following up with the below request. Please send us the completed seller information sheet back at your earliest convenience, as this helps us prepare documents for closing. Thanks so much.

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

Beth: bethmurphy@firsttitlemarco.com – Closer
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Nikki: nicolem@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.

Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

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Karissa Ziegelmann

From: Steven Pyatt <spyatt@johnrwood.com>
Sent: Friday, February 14, 2020 4:18 PM
To: Karissa Ziegelmann
Cc: Nicole Murry; Natalie Kirstein; Team Natalie
Subject: RE: Olson s/t McDonald - 900 Montego Ct.

Here it is:

Robert Olson
900 Montego Ct
Marco Island, FL 34145
michaelon@1791.com
239-394-2000

Regards,

Steven Pyatt
spyatt@johnrwood.com
(239)777-4059 Cell



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From: Karissa Ziegelmann <karissa@firsttitlemarco.com>
Sent: Friday, February 14, 2020 3:57 PM
To: Steven Pyatt <spyatt@johnrwood.com>
Cc: Nicole Murry <nicolem@firsttitlemarco.com>
Subject: Olson s/t McDonald - 900 Montego Ct.
Importance: High

Hi Steven,

Can you please provide me with the sellers contact information for the above file? Thank you!

Sincerely,

Karissa Ziegelmann

Karissa Ziegelmann

From: Karissa Ziegelmann
Sent: Friday, February 14, 2020 3:57 PM
To: spyatt@johnwood.com
Cc: Nicole Murry
Subject: Olson s/t McDonald - 900 Montego Ct.

Importance: High

Hi Steven,

Can you please provide me with the sellers contact information for the above file? Thank you!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

Beth: bethmurphy@firsttitlemarco.com – Closer
Brigid: bharris@firsttitlemarco.com – Closer
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Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

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Karissa Ziegelmann

From: Karissa Ziegelmann
Sent: Friday, February 14, 2020 3:47 PM
To: 'Bonnie Gibbons'
Cc: Nicole Murry; Beth Murphy; Patty Quinn
Subject: RE: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR MCDONALD - BROWNSON FROM OLSON

Importance: High

Hi Bonnie,

I'm just following up with my previous request for the T/C and buyer info. Please advise. Thank you!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
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Karissa Ziegelmann

From: Karissa Ziegelmann
Sent: Tuesday, February 11, 2020 12:23 PM
To: Bonnie Gibbons; cathy@marconaplesonline.com; nkirstein@johnrwood.com; Beth Murphy; Patty Quinn
Cc: Nicole Murry; MCA Marco Island (klrw695@kw.com)
Subject: RE: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR MCDONALD - BROWNSON FROM OLSON

Importance: High

Good Afternoon Bonnie,

Can you please provide me with the title commitment, buyers vesting information, and the address they would like to use on the deed at your earliest convenience? Thanks so much!

Sincerely,

Karissa Ziegelmann

Processing Department
First Title & Abstract, Inc.
and
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 501
Marco Island, FL 34145
239-394-1199 office
239-642-6402 fax

Beth: bethmurphy@firsttitlemarco.com – Closer
Brigid: bharris@firsttitlemarco.com – Closer
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Nicki: nicolem@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.

Attorney Craig Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

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Beth Murphy

From: antonio trigo <atsurveys@comcast.net>
Sent: Tuesday, January 28, 2020 12:19 PM
To: Beth Murphy
Subject: Re: 900 Montego Survey No.19.0361
Attachments: 900 Montego Ct - Survey.pdf

Hello there, revised survey as requested..

The distance to the old property line is 8.0 feet, the distance to the new property line is 14.3 feet.

Tony Trigo

A. Trigo & Associates, Inc.
2223 Trade Center Way
Naples, FL 34109
(239) 594-8448

NOTE: This email is checked (Mon - Fri 7:30-4:00 pm only)

On January 27, 2020 at 3:33 PM Beth Murphy <bethmurphy@firsttitlemarco.com> wrote:

Hi Tony,

Please see attached recent survey. I am looking for a measurement on the bottom of the page right where I penciled across the word Brick parallel to the distance of 14.3'. the distance to the old property line that is - - - - - or the 6' utility easement and the distance to the new bold platted line.

It appears that it would be 8.3' plus the 6' utility easement?

Please provide a new emailed survey showing that particular distance on that line.

I hope this makes sense, if not, please call me.

Thank you!

Beth L. Murphy

Closing Coordinator

Patty Quinn

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Monday, February 03, 2020 4:37 PM
To: cathy@marconaplesonline.com; nkirstein@johnrwood.com; Beth Murphy; Patty Quinn
Cc: Nicole Murry; Karissa Ziegelmann; MCA Marco Island (klrw695@kw.com)
Subject: File 653-000930 900 Montego Court, Marco Island, FL 34145 - 2ND EDRV FOR MCDONALD - BROWNSON FROM OLSON
Attachments: Escrow Receipt - FL - 653 - 653-000930.PDF
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon everyone:
Attached please find the EDRV for buyer's 2nd deposit received for the above closing on 2/28/2020.
Thanks
Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



2/28
5

Beth Murphy

From: Bonnie Gibbons <bgibbons@taofcolliercounty.com>
Sent: Friday, January 31, 2020 2:55 PM
To: cathy@marconaplesonline.com; nkirstein@johnrwood.com; Beth Murphy
Cc: MCA Marco Island (klrw695@kw.com)
Subject: File 653-000930 900 Montego Court, Marco Island, FL 34145 - EDRV - MCDONALD-BROWNSON FROM OLSON
Attachments: Escrow Receipt - FL - 653 - 653-000930.PDF
Importance: High

Hi everyone:
Attached please find the EDRV for buyer's initial deposit received.
Thanks
Bonnie

Bonnie Gibbons | Manager
830 Bald Eagle Drive, 2nd Floor
Marco Island FL, 34145
P: 239-259-8501 F: 888-495-5117
taofcolliercounty.com/ | bgibbons@taofcolliercounty.com



Carlyn Pruitt

From: Carlyn Pruitt
Sent: Tuesday, January 28, 2020 11:39 AM
To: teamnatalie@johnrwood.com
Cc: Patty Quinn
Subject: FW: 20-4015S / Unit 1002, Sandpiper / CL: 03/13/20
Attachments: 20-4015S COMMISSION VERIFICATION.docx

Good Morning,

Attached please find the Commission Verification to be completed and returned to our office.

Natalie, who is handling the closing for your buyer?

Thank you!

Carlyn Pruitt

Processing Department

First Title & Abstract, Inc.

and

Craig R. Woodward, Esquire

Woodward, Pires & Lombardo, PA

1st in Customer Service!

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

Visit us at: <https://firsttitlenaples.com/>

Office: 239.394.1199

Fax: 239.642.6402

Beth: bethmurphy@firsttitlemarco.com – Closing Coordinator

Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.

Karissa: karissa@firsttitlemarco.com – Processing Dept.

Carlyn: cpruitt@firsttitlemarco.com – Processing Dept.

Patty: pquinn@firsttitlemarco.com – Processing Dept.

Brigid: bharris@firsttitlemarco.com – Closer

Attorney Craig Woodward: cwoodward@wpl-legal.com

Attorney Anthony Dimora: adimora@wpl-legal.com

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Carlyn Pruitt

From: Carlyn Pruitt
Sent: Tuesday, January 28, 2020 11:34 AM
To: nkirstein@johnrwood.com; cathy@marconaplesonline.com
Cc: Patty Quinn; Nicole Murry; Karissa Ziegelmann
Subject: 20-4012S / 900 Montego Ct / CL: TBD
Attachments: 20-4012S COMMISSION VERIFICATION.docx

Good Morning,

Attached you will find the Commission Verification to be completed and returned to our office.

Thank you!

Carlyn Pruitt

Processing Department

First Title & Abstract, Inc.

and

Craig R. Woodward, Esquire

Woodward, Pires & Lombardo, PA

1st in Customer Service!

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Marco Island, Florida 34145

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Carlyn: cpruitt@firsttitlemarco.com – Processing Dept.

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Carlyn Pruitt

From: Carlyn Pruitt
Sent: Tuesday, January 28, 2020 11:41 AM
To: michaelon@1791.com
Cc: Patty Quinn; Nicole Murry; Karissa Ziegelmann
Subject: 20-4012S / 900 Montego Ct / CL: TBD
Attachments: SELLER INFO PACKET NOV 2018.pdf

Good Morning,

Congratulations on your Sale of the above referenced property!

Attached you will find the Seller Information Packet to be completed and returned to our office.

Please feel free to contact our office with any questions or concerns.

Thank You!

Carlyn Pruitt

Processing Department

First Title & Abstract, Inc.

and

Craig R. Woodward, Esquire

Woodward, Pires & Lombardo, PA

1st in Customer Service!

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

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Fax: 239.642.6402

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Karissa: karissa@firsttitlemarco.com – Processing Dept.
Carlyn: cpruitt@firsttitlemarco.com – Processing Dept.
Patty: pquinn@firsttitlemarco.com – Processing Dept.
Brigid: bharris@firsttitlemarco.com – Closer

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Attorney Anthony Dimora: adimora@wpl-legal.com

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First American Title

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: **Bonnie Gibbons**
ALTA® Universal ID: **1139152**
Commitment No.: **653-000930**
Property Address: **900 MONTEGO COURT, MARCO ISLAND,
FL 34145**
Revision No.:

Issuing Office: **Title Alliance of Collier County, LLC**
Loan ID No.: **48052001755986**
Issuing Office File No.: **653-000930**

1. Commitment Date: **February 6, 2020 at 08:00 am**
2. Policy to be issued:
 - (a) Owner's Policy:
 ALTA Owners Policy of Title Insurance (06/17/06) (with Florida modifications)

Proposed Insured: **David M. McDonald and Robin T. Brownson**

Proposed Policy Amount: **\$599,999.00**
 - (b) Loan Policy:
 ALTA Loan Policy of Title Insurance (06/17/06) (with Florida modifications)

Proposed Insured: **Cross Country Mortgage, LLC, ISAOA/ATIMA**

6850 Miller Road
Brecksville OH 44141

Proposed Policy Amount: **\$479,900.00**
3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple
4. Title to the **Fee Simple** estate or interest in the land is at the Commitment Date vested in

Robert E. Olson

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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5. The land is described as follows:
See Exhibit A attached hereto and made a part hereof

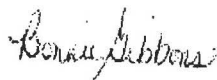
Subdivision/Condominium information, if any:

For informational purposes only:

900 MONTEGO COURT, MARCO ISLAND, , Collier County, FL 34145

The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness are not hereby insured.

COUNTERSIGNED:
Title Alliance of Collier County, LLC



AUTHORIZED SIGNATORY

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EXHIBIT "A"


All of Lot 12, Block 181 of MARCO BEACH UNIT SEVEN, according to the Plat thereof as recorded in Plat Book 6, Page(s) 55 through 62, of the Public Records of Collier County, Florida, TOGETHER WITH that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S 14°38'08" E to a point on a non-tangential line; thence run S 76°19'30" W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N 10°47'18" W along said West line for a distance of 9.41 feet to the Northwest corner of said Lot 1, Block 182; thence run N 78°25'57" E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

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	First American Title	ALTA Commitment for Title Insurance
		ISSUED BY First American Title Insurance Company
Schedule BI & BII		

Commitment No: 653-000930

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

- (1) The Proposed Insured must notify the Company in writing of the name of any part not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements and Exceptions.
- (2) Pay the agreed amount for the estate or interest in the land.
- (3) Pay us the premiums, fees and charges for the Policy to the Company.
- (4) Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- (5) Proof of payment of any Homeowners Association liens and/or assessments.
- (6) Written evidence, from appropriate governmental authorities, that Special Taxing District, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, if any, have been paid.
- (7) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (8) YOU MUST ADVISE THE COMPANY IMMEDIATELY IF ANY OF THE PARTIES TO THE TRANSACTION HAVE FILED A PETITION FOR BANKRUPTCY.
- (9) Copy of new survey or existing survey which is less than 20 years prior to the date of the commitment to be issued. The existing survey need not be certified to First American Title Insurance Company but should be certified to a title insurance company, savings and loan association, bank, or company customarily selling mortgages on the secondary mortgage market. The survey must depict improvements located on the property being insured and reveal no encroachments. If there are encroachments shown on the survey, special exceptions will be taken. Also, required is an affidavit based upon the prior survey signed by the seller/borrower that states that there have not been any additional improvements or alterations to the property or the adjoining property since the date of the survey.
- (10) **Warranty Deed from Robert E. Olson, as a single person or persons, and joined by spouse (or their respective spouses), if married, to David M. McDonald and Robin T. Brownson, conveying the property described in Schedule "A". In the event that the property being conveyed is not the homestead of the grantor(s), the following statement should be set forth on said deed in lieu of a spouse's signature:**

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- (11) The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.
- (12) Mortgage from David M. McDonald and Robin T. Brownson, as a single person or persons, joined by spouse (or their respective spouses), if married, to Cross Country Mortgage, LLC, encumbering the property described in Schedule "A" in the principal sum of \$479,900.00. In the event that the property being encumbered is not the homestead of the mortgagor(s), the following statement should be set forth on said mortgage in lieu of a spouse's signature:
- The land described herein is not the homestead of the mortgagor(s), and neither the mortgagor(s) nor the mortgagor(s) spouse, nor anyone for whose support the mortgagor(s) is responsible, resides on or adjacent to said land.
- (13) Payment, cancellation and satisfaction of record of mortgage in the original principal amount of \$75,000.00, executed by Robert E. Olson, a single man in favor of The Citizens and Southern National Bank of Florida, recorded April 23, 1992 in Book 1708, Page 1421.
- (14) Proof of payment of all City of Marco assessments and/or impact fees.
- (15) Proof of payment of taxes and assessments for the year 2019, and prior years, plus any penalties and interest.
- (16) Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.
- (17) Note: The following is for informational purposes only and is given without assurance or guarantee: 2019 taxes show PAID. The gross amount is \$4,121.07 for Tax Identification No. 57647600007.

The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy): The following instrument affecting said land is the last conveyancing instrument filed for record within 24 months of the effective date of this commitment: None

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	First American Title	ALTA Commitment for Title Insurance
		ISSUED BY First American Title Insurance Company
Schedule BI & BII		

Commitment No: 653-000930

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- (1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- (2) Any rights, interests or claims of parties in possession of the land not shown by the public records.
- (3) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- (4) Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- (5) Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- (6) Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
- (7) Any minerals or mineral rights leased, granted or retained by current or prior owners.
- (8) Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
- (9) Homeowners Association dues, if any.
- (10) Easement of party walls, if any.
- (11) Any unpaid water and/or sewage, if any.

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- (12) **NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.**
- (13) **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARCO BEACH UNIT SEVEN, as recorded in Plat Book 6, Page(s) 55 - 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**
- (14) **Declaration of Covenants, Conditions and Restrictions recorded in Book 181, Page 648, as assigned to Marco Island Civic Association, Inc., in Book 1226, Page 894, and continued by Notice recorded in Book 2024, Page 1897, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**
- (15) **Easement for Right of Way recorded in Book 267, Page 540 through 542.**
- (16) **Boundary Agreement between Marco Island Development Corporation and Board of Trustee of the Internal Improvement Trust Fund, State of Florida recorded in Book 532, Page 279.**
- (17) **Ordinances 75-20 (water), 75-21 (trees) and 75-24 (zoning) recorded in Book 619, Page 1177 through 1381.**
- (18) **Subject land lies within the boundaries of the Marco Water and Sewer District and is subject to any acts and or assessments thereof, reference see Resolution No. MWS-82-2 recorded in Book 965, Page 67 and amended in Book 1189, Page 1373 and re-recorded in Book 1193, Page 311.**
- (19) **Easement for Non-exclusive Drainage recorded in Book 1151, Page 154.**
- (20) **Administrative Rules from the Department of Natural Resources concerning Coastal Setback Lines recorded in Book 1452, Page 258, as amended.**
- (21) **Deed of Non-exclusive Easement as set forth in instrument recorded in Book 1483, Page 500 and corrected in Book 1760, Page 948.**
- (22) **Resolution establishing the Immokalee Area Planning District and Coastal Area Planning District and declaring the intent of the Board of County Commissioners to enact a comprehensive zoning ordinance for the Coastal Area Planning District Collier County recorded in Book 649, Page 1239.**
- (23) **Notice of Assessments for Wastewater Improvements in the Lamplighter Assessment Area as recorded in Book 4514, Page 509.**

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(24) Any lien as provided for by Chapter 159 or similar Florida Statutes, in favor of any city, town, village, county or port authority for unpaid service charges, fees or fines for service by any water, sewer, gas systems or other municipal services supplying the lands described herein.

Note: All of the recording information contained herein refers to the Public Records of COLLIER County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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**Title Alliance of Collier County, LLC
PRIVACY NOTICE**

Purpose of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Title Alliance of Collier County, LLC and First American Title Insurance Company.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we may receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law. This will only be done in the event the information is required for subsequent insurance, for a claim or for record keeping purposes.

We do not provide nonpublic information about you to any nonaffiliated company whose products and services are being marketed unless you authorize us to do so. These non-affiliated companies are not allowed to use this information for purposes beyond your specific authorization.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

All documents relating to the above referenced file, whether now existing or created hereafter may be stored as electronic images. The originals of the electronically stored documents will be destroyed and the electronic document shall be deemed to serve as the original of the instrument or document thereafter. A printed reproduction of the electronically stored document may be used in place of the original in any litigation, correspondence or other proceeding requiring production of the original.

The paper original of the electronically stored document will be destroyed after the document is electronically imaged and stored and Title Alliance of Collier County, LLC is entitled to enforce the instrument at the time the paper instrument is destroyed.

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**First American Title Insurance Company
Privacy Information**

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Form 50-PRIVACY (7-1-14)

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First American Title	Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	FILE NUMBER 653-000930

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

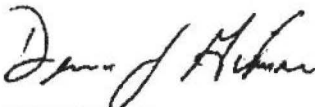
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

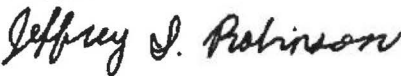
Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Collier County Property Appraiser Property Summary

Parcel No	57647640009	Site Address *Disclaimer	Site City	Site Zone *Note
-----------	-------------	------------------------------------	-----------	---------------------------

Name / Address	OLSON, ROBERT E P O BOX 5100 <div style="text-align: center; margin-top: 10px;"> TYPED B NOT Y & NO ADDRESS </div>			
Country	City	Foreign Mail Code		

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
7B16	776400 182 17B16	16	52	26	0.34

Legal	MARCO BCH UNIT 7 BLK 182 LOT 1 LESS THAT PORTION AS DESC IN OR 5733 PG 1012
-------	---

Millage Area ●	58	Millage Rates ● *Calculations		
Sub./Condo	776400 - MARCO BEACH UNIT 7	School	Other	Total
Use Code ●	0 - VACANT RESIDENTIAL	5.083	5.8823	10.9653

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/21/00	2633-923	\$ 45,000
08/13/69	321-628	\$ 0

2019 Certified Tax Roll

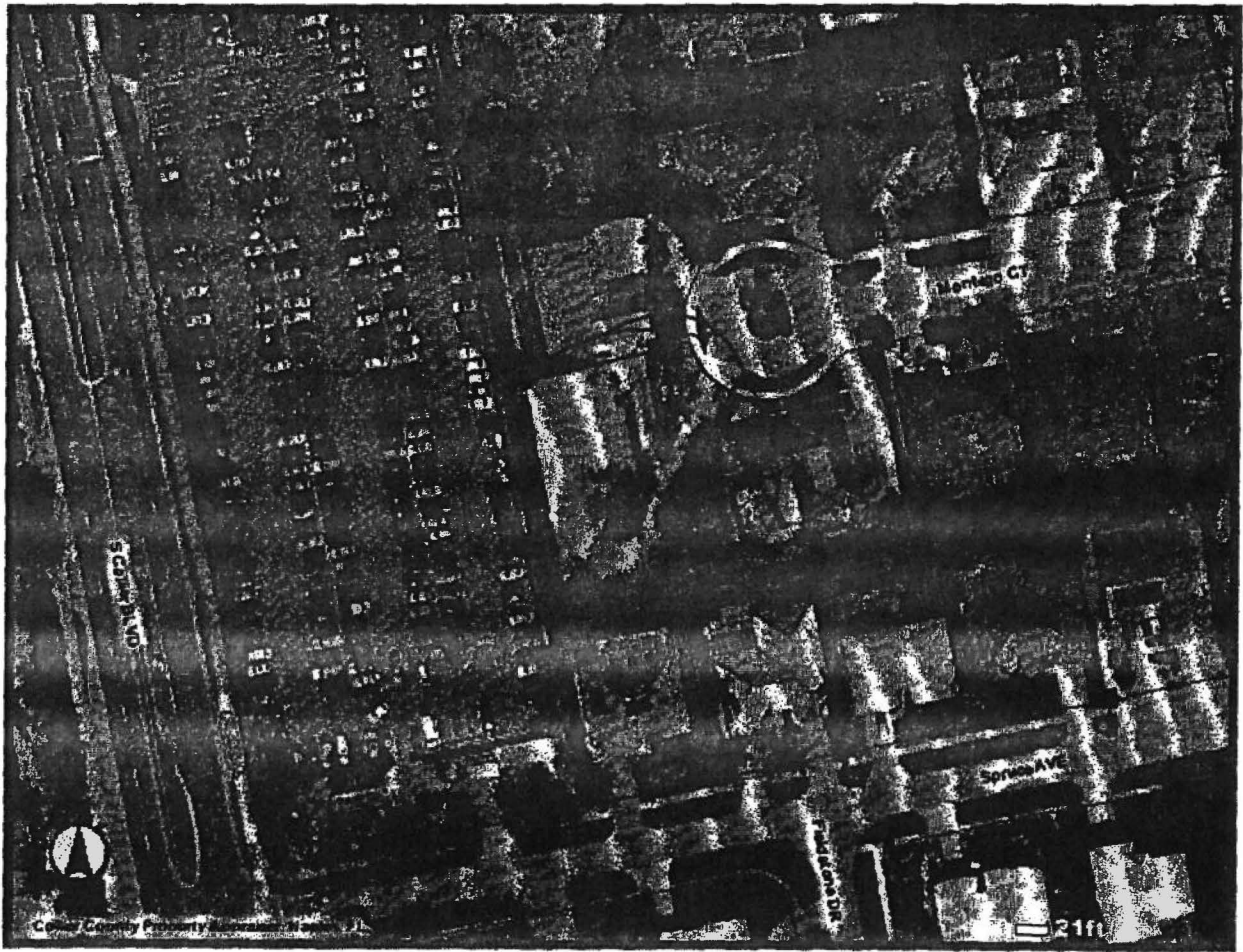
(Subject to Change)

Land Value	\$ 0
(+) Improved Value	\$ 0
(=) Market Value	\$ 0
(=) Assessed Value	\$ 0
(=) School Taxable Value	\$ 0
(=) Taxable Value	\$ 0

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser Property Aerial

Parcel No	57647640009	Site Address *Disclaimer	Site City	Site Zone *Note
-----------	-------------	-----------------------------	-----------	--------------------



[Open GIS in a New Window with More Features.](#)

Beth Murphy

From: Craig Woodward <CWoodward@wpl-legal.com>
Sent: Tuesday, February 04, 2020 4:37 PM
To: Beth Murphy
Subject: See text from Bob Olson

FYI: 900 Montego court-michaelon and I got married on December 17 -we sold the Vera Cruz condominium-She will need to sign the warranty deed at closing-closing is February 28 and we're leaving town on the 27th so will have to come to your office and sign the papers before we leave/bob 239-394-2000

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Beth Murphy

To: Craig Woodward; Anthony Dimora
Subject: FW: 900 Montego Survey No.19.0361

From: Natalie Kirstein <nkirstein@johnrwood.com>
Sent: Tuesday, January 28, 2020 8:17 PM
To: Beth Murphy <bethmurphy@firsttitlemarco.com>; Team Natalie <teamnatalie@johnrwood.com>
Cc: Cathy@MarcoNaplesOnline.co
Subject: RE: 900 Montego Survey No.19.0361

Beth,

What do you and Craig recommend that we do to get the language changed on sales contract so we have an effective date and firm closing date?

From: Beth Murphy <bethmurphy@firsttitlemarco.com>
Sent: Tuesday, January 28, 2020 3:37 PM
To: 'bgibbons@taofcolliercounty.com' <bgibbons@taofcolliercounty.com>; Natalie Kirstein <nkirstein@johnrwood.com>; Team Natalie <teamnatalie@johnrwood.com>
Cc: Steven Pyatt <spvatt@johnrwood.com>; Anthony Dimora <adimora@wpl-legal.com>; Karissa Ziegelmann <karissa@firsttitlemarco.com>
Subject: FW: 900 Montego Survey No.19.0361

Please see the attached. The legal description on this survey is the correct legal description for the property being sold. You can use this for your title commitment and seller docs etc....We do not need a lot separation agreement per Craig Woodward.

Please provide us with a definite closing date at your earliest convenience.

Thank you,

Beth L. Murphy

Closing Coordinator

First Title & Abstract, Inc.

and

Woodward, Pires & Lombardo, PA

1st in Customer Service!

606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

Office: 239.394.1199

Fax: 239.394.8641

Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.
Nicole: nicolem@firsttitlemarco.com – Up Front Processing
Karissa: karissa@firsttitlemarco.com – Processing Department
Melissa: melissa@firsttitlenaples.com - Closer

Attorney Craig R. Woodward: cwoodward@wpl-legal.com
Attorney Anthony Dimora: adimora@wpl-legal.com

****NOTE FOR INFORMATION:**

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. **Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.**

Due to the overwhelming amount of fraudulent cashier's checks circulating in Florida, we will require all cash to close to be tendered in the form of a wire transfer. Our wiring instructions will be sent with every closing transaction and are available upon request.

 Please consider the environment before printing this email.

PRIVACY STATEMENT: This email is not encrypted. Therefore, any information contained herein can be read by anyone. This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or employee, or agent responsible to deliver it to the intended recipient, you are hereby notified that reading, disseminating, distributing or copying this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by e-mail, telephone, or facsimile.

From: antonio trigo <atsurveys@comcast.net>
Sent: Tuesday, January 28, 2020 12:19 PM
To: Beth Murphy <bethmurphy@firsttitlemarco.com>
Subject: Re: 900 Montego Survey No.19.0361

Hello there, revised survey as requested..

The distance to the old property line is 8.0 feet, the distance to the new property line is 14.3 feet.

Tony Trigo

A. Trigo & Associates, Inc.
2223 Trade Center Way
Naples, FL 34109
(239) 594-8448

NOTE: This email is checked (Mon - Fri 7:30-4:00 pm only)

On January 27, 2020 at 3:33 PM Beth Murphy <bethmurphy@firsttitlemarco.com> wrote:

Hi Tony,

Please see attached recent survey. I am looking for a measurement on the bottom of the page right where I penciled across the word Brick parallel to the distance of 14.3'. the distance to the old property line that is - - - - - or the 6' utility easement and the distance to the new bold platted line.

It appears that it would be 8.3' plus the 6' utility easement?

Please provide a new emailed survey showing that particular distance on that line.

I hope this makes sense, if not, please call me.

Thank you!

Boile L. Murphy

Closing Coordinator

First Title & Abstract, Inc.

1st in Customer Service!

and

Woodward, Pires & Lombardo, PA

606 Bald Eagle Drive, Suite 501

Marco Island, Florida 34145

Office: 239.394.1199

Fax: 239.394.8641

Barbara: bmurry@firsttitlemarco.com – Post Closing Dept.

Nicole: nicolem@firsttitlemarco.com – Up Front Processing

Karissa: karissa@firsttitlemarco.com – Processing Department

Melissa: melissa@firsttitenaples.com - Closer

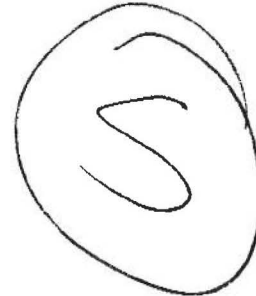
Attorney Craig R. Woodward: cwoodward@wpl-legal.com

Beth Murphy

From: Natalie Kirstein <nkirstein@johnrwood.com>
Sent: Saturday, January 25, 2020 5:47 PM
To: Michaelon Wright
Cc: Craig Woodward; Beth Murphy
Subject: Re: Contract 900 Montego Ct - Lots 1 & 12

Bob & Michaelon want you to handle this. Can you please get lots segregated. How quickly can this be done? Closing & financing is contingent upon splitting the lots. Is there any issues you see with this lot?

Best wishes,
Natalie Kirstein
John R. Wood Properties
Phone: 239-784-0491
NKirstein@JohnRWood.com
www.MarcIslandNaplesProperties.com



On Jan 25, 2020, at 5:04 PM, Natalie Kirstein <nkirstein@johnrwood.com> wrote:

See attached final offer from remaining buyer. No other offers at this time.

Craig - please review and let us know how quickly lots can be segregated per attached survey?

Natalie Kirstein
John R. Wood Properties
Phone: 239-784-0491
NKirstein@JohnRWood.com
www.MarcIslandNaplesProperties.com

Begin forwarded message:

From: Natalie Kirstein <nkirstein@johnrwood.com>
Sent: Thursday, January 23, 2020 6:41 PM
To: Team Natalie <teamnatalie@johnrwood.com>; Natalie Kirstein <nkirstein@johnrwood.com>
Subject: FW: 900 Montego Ct - Lots 1 & 12

We have a multiple offer scenario on 900 Montego. As such, the Seller has requested a highest and best offer on his property. Please submit and include the best date for waiving the financing contingency. As I expressed earlier, ideally, the Seller wants a cash offer.

Please find attached the survey for the lot and house.

Per Mike Michetti:

As for the current offers we are receiving, his suggestion is to simply "do not enter a PID on the contract", use the new legal description for the lot on the contract, and to attach the appropriate "New" survey as an addendum. He also recommended that a closing date should be chosen that would allow ample time to get the new lots recorded with Collier County.

Thanks for your patience as we move through this process.

Best wishes,

Natalie Kirstein

Luxury Real Estate Advisor, CLHMS, MBA

2018 Emerald Circle of Sales Excellence – John R. Wood Properties

2019 Presidents' Advisory Council – John R. Wood Properties

<image012.jpg>

<image013.jpg>

<image014.png>

<image015.jpg>

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Attachment (**CCM Pre-Approval Letter_McDonald_Brownson.pdf**) has been reconstructed.

<CCM Pre-Approval Letter_McDonald_Brownson.pdf>

<Lot 12 Block 181 - New Lot Survey.pdf>

Attachment (**Sales Contract 900 Montego.pdf**) has been reconstructed.

<Sales Contract 900 Montego.pdf>

Patty Quinn

From: Bob Olson <focusup@gmail.com>
Sent: Wednesday, February 19, 2020 6:04 PM
To: Bob & Michaelon Olson; Patty Quinn; Beth Murphy
Subject: 900 Montego Court 2/28/20 closing inventory list

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Pattie

Enclosed are the item discussed that should be credited at closing. These are the agreed items and prices. We have been generous in leaving numerous things the total to agreed items is = \$ 1,375

Television and assorted pictures	\$40		
Ladders		\$250	great buy:)
Leaf blower		\$40	great buy:)
Garden tools		\$10	
Shop vac		\$10	
Racks, gas cans, fire extinguishers.	\$60		
Freezer		\$50	
Art Europe picture		\$125	great buy:)
Generator		\$200	great buy- when you
need it priceless			
Plant in master	\$200		
Plant in living room		\$150	
Silverware		\$30	
Dishes		\$30	
White milk jug		\$20	price all plants
at #20 great. Buy!			
Four terra-cotta pots with mother inlaw plants	\$80		
Four pots on deck		\$80	
Total credit at closing:		\$1,375	

Pattie or Beth please call us and let us know you got this- 239-394-2000 All I have left is to get you is wiring instruction. Thank you ladies for all you do.

901 Montego, which is the lot cut out from 900 Montego by Craig, should be titled in the following with Collier C

Michaelon and Robert Olson
PO Box 5100
Marco Island Florida
34145

239-239-2000

CONSIDERATION: \$599,999.00

Record and Return to:
Title Alliance of Collier County, LLC
830 Bald Eagle Drive, 2nd Floor
Marco Island FL 34145

Tax Folio Number: 57647600007

WARRANTY DEED

This Indenture made this ^e18 day of February 2020, by Robert E. Olson, a married person, joined by his spouse Michaelon Ann Marie Olson, whose post office address is: P.O. Box 5100, Marco Island, FL 34145, GRANTOR, and

David M. McDonald and Robin T. Brown, whose post office address is: 900 Montego Court, Marco Island, FL 34145, GRANTEE

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

All of Lot 12, Block 181 of MARCO BEACH UNIT SEVEN according to the Plat thereof as recorded in Plat Book 6, Page(s) 55 through 62, of the Public Records of Collier County, Florida, TOGETHER WITH that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 80.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S 14°38'08" E to a point on a non-tangential line; thence run S 76°19'30" W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N 10°47'18" W along said West line for a distance of 9.41 feet to the Northwest corner of said Lot 1, Block 182; thence run N 78°25'57" E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

Subject to (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.

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.

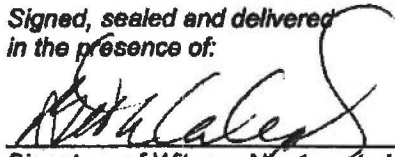
TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all tenements, hereditament, and appurtenances thereto belonging or in anyway appertaining.

Warranty Deed
Page 2 of 2

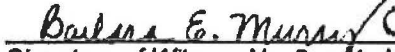
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Signature of Witness No. 1, as to both

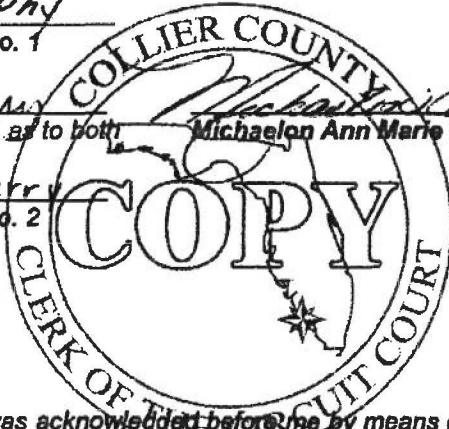
Beth L. Murphy
Printed Name of Witness No. 1

 (seal)
Robert E. Olson


Signature of Witness No. 2, as to both

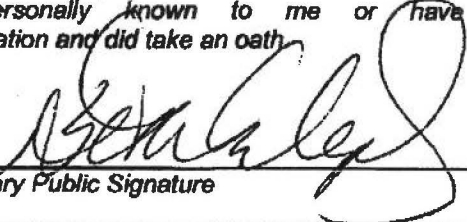
Barbara E. Murphy
Printed Name of Witness No. 2

 (seal)
Michael Ann Marie Olson



STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 25 day of February 2020, by Robert E. Olson and Michael Ann Marie Olson, who are personally known to me or have produced F.L.D.L. as identification and did take an oath.


Notary Public Signature

(Notary Seal)

Notary Public Print
My commission expires: _____

This instrument prepared without
opinion of title by:
Anthony J. Dimora, Esquire
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 500
Marco Island, Florida 34145
(239) 394-5161



Collier County Property Appraiser Property Summary

Parcel No	57647600007	Site Address <small>*Disclaimer</small>	900 MONTEGO CT	Site City	MARCO ISLAND	Site Zone <small>*Note</small>	34145
------------------	-------------	---	----------------	------------------	--------------	--	-------

Name / Address	OLSON, ROBERT E						
	900 MONTEGO CT						
City	MARCO ISLAND			State	FL	Zip	34145-4434

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
7B16	776400 181 127B16	16	52	26	0.7	

Legal	MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1
--------------	--

Millage Area ●	58	Millage Rates ● *Calculations		
Sub./Condo	776400 - MARCO BEACH UNIT 7	School	Other	Total
Use Code ●	1 - SINGLE FAMILY RESIDENTIAL	5.083	5.8823	10.9653

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/21/00	2633-923	\$ 45,000
02/01/88	1326-1555	\$ 20,000

2019 Certified Tax Roll

(Subject to Change)

Land Value	\$ 396,246
(+) Improved Value	\$ 217,268
(-) Market Value	\$ 613,514
(-) Save our Home	\$ 219,110
(-) Assessed Value	\$ 394,404
(-) Homestead	\$ 25,000
(-) School Taxable Value	\$ 369,404
(-) Additional Homestead	\$ 25,000
(-) Taxable Value	\$ 344,404

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

01153993
COLLIER COUNTY

1988 FEB -8 AM 8:25

001326
OR BOOK

001555
PAGE

RECORDED
WARRANTY DEED

Cons
20,000.00

REC 5.00
PRM 110.00
DOC 110.00
THIS INSTRUMENT, made this 23rd day of January, 1988, between,
MARION CAROLE VIRGILIO F/K/A MARION CAROLE AMIDEI grantor(s), and

INT ROBERT E. OLSON, a single man,
IND grantee(s), whose address is
P.O. Box 90, Vernon Hill, IL 60061

WITNESSETH, That grantor(s) for and in consideration of the sum of ten dollars and other valuable considerations, to him in hand paid by grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to grantee(s), his(their) heirs and assigns forever, the following described land, situated, and being in Collier County, Florida, to wit:

Lot 12, Block 181 of Marco Beach Unit No. Seven a Subdivision according to the Plat thereof, recorded in Plat Book 6, Pages 55 to 62, of the Public Records of Collier County, Florida.

Received \$ 110.00
Received \$ N.A.

COLLIER COUNTY CLERK OF COURT

BY *John Craig*

GRANTOR(S) WARRANT THAT THIS IS NOT THEIR HOMESTEAD PROPERTY.

Subject to restrictions, easements, and encumbrances of record and taxes for 1988.

And grantor(s) does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

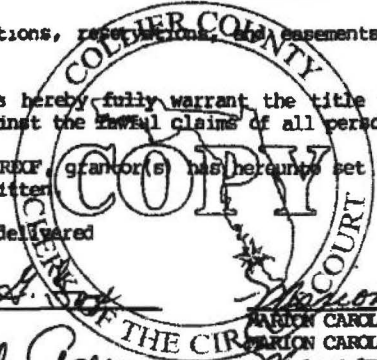
IN WITNESS WHEREOF, grantor(s) has hereunto set his hand and seal the date first above written.

Signed, sealed and delivered in the presence of:

(1) *Online A. [Signature]*
witness

(2) *Edward [Signature]*
witness

Marion Carole Virgilio
MARION CAROLE VIRGILIO F/K/A
Marion Carole Amidei
MARION CAROLE AMIDEI



ISLAND TITLE GUARANTY, INC.

COUNTY OF San Diego
STATE OF CALIFORNIA
COUNTRY OF America

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARION CAROLE VIRGILIO p/K/A MARION CAROLE AMIDEI, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of January, 1988.

John D. Webb
Notary Public
My Commission Expires:

(SEAL REQUIRED)

INSTRUMENT PREPARED BY: Island Title Guaranty Agency, Inc.
1118 North Collier Blvd.
Marco Island, Florida 33937

900
Montego
Ct.

Small text at bottom right corner.



This document prepared by:
C&S
 P.O. Box 9224
 Fort Myers, FL 33902-9224
 By: Lynn Cheever

01500667
COLLIER COUNTY
 PURSUANT TO F. S. 191.143 INTANGIBLE
 TAX PAYABLE UPON DEATH
 AMOUNT DEDUCTIBLE UPON REDEMPTION
 OF MORTGAGE DEED IS ZERO

APR 23 AM 11:26
 RECORDED

W/S 210.00 REC 9.50
 T/T 150
 REC 10.50 DOC 210.00
 T/T 250.50 INT 114
 IND

This Mortgage Deed

(Wherever used herein the terms "mortgage" and "mortgages" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, and the term "note" includes all the notes herein described. It must also be understood that wherever used herein, the singular shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

All references herein to the MoneyLine Note and Disclosure Agreement shall refer to the promissory note of even date in the principal amount of \$ 75,000.00, and shall include also all renewal or renewals and extension or extensions of the Note, either in whole or in part.

Executed this 13th day of April A.D. 1992
 by Robert E. Olson, a single man

hereinafter called the Mortgagor, to The Citizens and Southern National Bank of Florida, a National Banking Corporation governed under the laws of the United States of America, P.O. Box 9224, Fort Myers, FL 33902, hereinafter called the Mortgagee.

Witnesseth, that for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all that certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situated in Collier County, State of Florida, described as follows:

Lot 12, Block 181 of MARGO BEACH UNIT NO. SEVEN, a suit according to the Plat thereof recorded in Plat Book 6, through 62, of the Public Records of Collier County, Florida.

Sec. 95.281

This is not the homestead property of the above stated

F.S.

Don't need pay-off

Property Address: 900 Montego Court, Marco Island, Florida

This is an adjustable rate mortgage. The note secured hereby contains a provision allowing changes in the interest rate which shall be as follows:

- 2.00 % above the Prime Rate as published in the Money Rates section of the Wall Street Journal.
- % above the 28-week Treasury Bill Rate as published in the Money Rates section of the Wall Street Journal.

The interest rate may be increased or decreased with no maximum limit on such change in the interest rate at any change date except that the obligation shall not bear interest at more than the maximum rate allowed by law. The Mortgagee has the right to change the index upon which the interest rate is based.

To have and to hold the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagee in fee simple.

And said Mortgagor does covenant said Mortgagee that said Mortgagor is indefeasibly seized of said land in fee simple; that said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that said land is free from all encumbrances except those disclosed by Mortgagor to Mortgagee; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

Provided always that if said Mortgagor shall pay unto said Mortgagee all amounts borrowed, and all other applicable charges under the note of even date herewith according to its terms, which note authorizes extensions of credit up to a maximum aggregate principal amount of \$ 75,000.00 and shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this deed, then this deed and the estate hereby created shall cease and be null and void.

- And the said Mortgagor hereby covenants and agrees:
- To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note and this deed, or either, promptly on the days respectively the same severally come due.
 - To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said described property promptly on the date each is due, and if the same be not promptly paid the said Mortgagee may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date hereof at the maximum legal contract rate.
 - That if any dispute arises involving the note and this mortgage, or either, wherein Mortgagee incurs any cost (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and the note, or either, together with reasonable attorney's fees (including appellate proceedings) shall be paid by Mortgagor.
 - That if the property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments first due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of the property is inadequate security for the unpaid balance of the debt, Mortgagee may accelerate payment thereof immediately.

C&S BANK-READY EQUITY
 P O BOX 9224
 FORT MYERS FL 33902-9224

1708
 001421
 PAGE

6. In the event the making hereof or hereafter on said land insured in a sum not less than the purchase value, in a company or companies to be approved by said Mortgagee, and the policy of policies held by and payable to said Mortgagee, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. Mortgagee may place and pay for such insurance or any part thereof, without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall be secured by the lien of this mortgage and shall bear interest from the date thereof at the maximum legal contract rate. Mortgagee shall pay Mortgagee on demand for any sum so expended.

7. To permit, consent or suffer no waste, impairment or deterioration of said property or any part thereof.

8. To perform, comply with and abide by each and every stipulation, agreement, condition and covenant in said promissory note and in the deed set forth.

9. If any of said sums of money herein referred to be not promptly and fully paid within the time required in the promissory note after the same severally become due and payable, or if each and every stipulation, agreement, condition and covenant of said promissory note and this deed or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note then remaining unpaid shall become due and payable forthwith or thereafter at the option of the Mortgagee as fully and completely as if the then outstanding balance was originally stipulated to be paid on such day, anything in said promissory note or herein to the contrary notwithstanding.

10. The Mortgagee may, at any time while a suit is pending to foreclose or to reform this mortgage or to enforce any claims arising hereunder, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver of the premises and all other property covered hereby, including all and singular the income, profits, rent, issues and revenues from whatever source derived, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee, and without reference to the adequacy or inadequacy of the value of the property mortgaged or the solvency or insolvency of said Mortgagor or the defendants, and such income, profits, rents, issues and revenues shall be applied by such receiver according to the lien of this mortgage and the practice of such court.

11. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

12. If all or any part of the Property or any interest in it is sold or transferred or, if Mortgagor is not a natural person, if control of Mortgagor is transferred without Mortgagee's prior written consent, Mortgagee may, at its option, require immediate payment in full of all sums secured by this mortgage.

13. Taxes. If this Deed, the Note secured hereby or ownership of either or both is or becomes subject to any state, federal or local tax, Mortgagor agrees to pay Mortgagee the amount of such tax. Any such tax paid by Mortgagee shall be secured hereby.

14. Future Advances. Upon request by Mortgagor, Mortgagee, at Mortgagee's option within ten years from the date of this mortgage, may make future advances to Mortgagor. Such future advances, with interest thereon, shall be secured by the Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus any increased amount in accordance with subsequent modifications of the Promissory Note.

15. This Mortgage hereby incorporates all of the terms of that certain note of the same date hereof which is the debt instrument for this security interest. The interest rate may be changed or adjusted as set forth in said note and interest may be compounded per Florida Statute 687.125.

16. All sums secured by this mortgage shall, if not previously paid, be due 30 years from the date hereof.

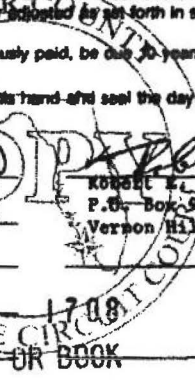
In witness whereof, The said Mortgagor hereunto sets his hand and seal this day and year first above written.

Signed, Sealed and Delivered in Presence of

Margaret B. Savosik (Signature)
 Type Name: MARGARET B. SAVOSIK

Robert E. Olson
 P.O. Box 90
 Vernon Hills, Illinois 60061

Carole J. Schroder (Signature)
 Type Name: CAROLE J. SCHRODER



001422
 PAGE

Witness Signature
 Type Name: _____

Witness Signature
 Type Name: _____

Received \$ 240.00 Documentary Stamp Tax
 Received \$ Nil Class "C" Intangible
 Personal Property Tax

State of Illinois
 County of LAKE

COLLIER COUNTY CLERK OF COURTS
 BY Sam Y D.F.

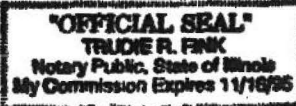
I, an officer authorized to take acknowledgements of deeds according to the laws of the State of Illinois, duly qualified and acting, HEREBY CERTIFY that

Robert E. Olson, a single man to me personally known, this day acknowledged before me that he executed the foregoing mortgage, and I FURTHER CERTIFY that I know the said person making said acknowledgement to be the individual described in and who executed the said mortgage.

In Witness Whereof,

I hereunto set my hand and official seal at said County and State, this 13th day of April A.D. 1992

Trudie R. Fink (Signature)
 Notary Public Signature



Type Name: TRUDIE R FINK
 My Commission Expires 11-16-95

Sealed and Kept in these Records of COLLIER COUNTY, FLORIDA
 JAMES C. GILES

Sample
for wife's
name

Prepared by and return to:
Michael L. Michetti, Jr.
Attorney at Law
Woods, Weidenmiller, Michetti & Rudnick, LLP
9045 Strada Stell Court Fourth Floor
Naples, FL 34109
239-325-4070
File Number: 22282-001
Will Call No.:

Consideration: \$2,650,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of JANUARY, 2020 between Michaelon A. Wright, a married person, individually and as trustee of the Michaelon A. Wright Trust Agreement dated October 3, 1995, joined by her spouse Robert E. Olson whose post office address is 3458 Mallards Way, Naples, FL 34114, grantor, and Anthony Rosati and Corrine Rosati, husband and wife whose post office address is 940 Cape Marco Dr. #2003, Marco Island, FL 34145, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida to-wit:

Unit No. 2003, Veracruz at Cape Marco Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 3936, page 3217, as amended, of the Public Records of Collier County, Florida.

Parcel Identification Number: 79859001867

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 December 31, 2019.

160
315.00

*** 2583711 OR: 2633 PG: 0923 ***

This Document Prepared By and Return to:
Donald K. Ross, Jr.
Richman, Deifik, Lanier & Ross, P.A.
Suite 206
2640 Golden Gate Parkway
Naples, FL 34105

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
01/21/2000 at 09:00AM DWIGHT B. BROCK, CLERK
CONS 45000.00
RRC FEE 6.00
DOC-.70 315.00

Retn:
RICHMAN DEIFIK BY AL
2640 GOLDEN GATE PKWY #206
NAPLES FL 34105

Parcel ID Number: 57647640009

Warranty Deed

This Indenture, Made this 3rd day of January, 2000 A.D., Between
William P. Scalise and Rose Ann Scalise, husband and wife

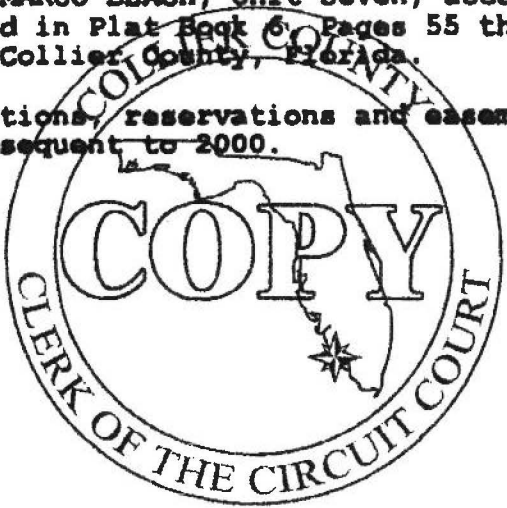
of the County of Cook, State of Illinois, grantors, and

ROBERT E. OLSON
whose address is: P. O. Box 5100, Marco Island, FL 34145

of the County of _____, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Collier State of Florida to wit:
Lot 1, Block 182, MARCO BEACH, Unit Seven, according to the plat
thereof as recorded in Plat Book 6, Pages 55 through 62, in the
Public Records of Collier County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2000.



and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Dwight Barnes
Printed Name: DWIGHT BARNES
Witness

William P. Scalise (Seal)
William P. Scalise
P.O. Address: 707 Galway Drive, Prospect Heights, IL 60070

Mark Enderle
Printed Name: MARK ENDERLE
Witness

Rose Ann Scalise (Seal)
Rose Ann Scalise
P.O. Address: 707 Galway Drive, Prospect Heights, IL 60070

STATE OF Illinois
COUNTY OF Cook

Collier County Property Appraiser Property Summary

Parcel No	57647600007	Site Address 900 MONTEGO CT <small>*Disclaimer</small>	Site City MARCO ISLAND	Site Zone 34145 <small>*Note</small>
-----------	-------------	--	---------------------------	--

Name / Address
OLSON, ROBERT E
900 MONTEGO CT

City **MARCO ISLAND** State **FL** Zip **34145-4434**

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
7B16	776400 181 127B16	16	52	26		0.52

Legal **MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1**

Millage Area	58	Millage Rates			*Calculations
Sub./Condo	776400 - MARCO BEACH UNIT 7	School	Other	Total	
Use Code	1 - SINGLE FAMILY RESIDENTIAL	5.083	5.8823	10.9653	

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/21/00	2633-923	\$ 45,000
02/01/88	1326-1555	\$ 20,000

2019 Certified Tax Roll

(Subject to Change)

Land Value	\$ 396,246
(+) Improved Value	\$ 217,268
(=) Market Value	\$ 613,514
(-) Save our Home	\$ 219,110
(=) Assessed Value	\$ 394,404
(-) Homestead	\$ 25,000
(=) School Taxable Value	\$ 369,404
(-) Additional Homestead	\$ 25,000
(=) Taxable Value	\$ 344,404

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser Property Aerial

Parcel No 57647600007

Site 900
Address MONTEGO
*Disclaimer CT

Site City MARCO
ISLAND

Site Zone 34145
*Note



[Open GIS in a New Window with More Features.](#)

Collier County Property Appraiser Property Detail

Parcel No	57647600007	Site Address <small>*Disclaimer</small>	900 MONTEGO CT	Site City	MARCO ISLAND	Site Zone <small>*Note</small>	34145
Name / Address		OLSON, ROBERT E 900 MONTEGO CT					
City		MARCO ISLAND		State		FL Zip 34145-4434	

Permits (Provided for reference purposes only. *Full Disclaimer.)

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1989	COUNTY	88-5325	11/28/89			RESIDENCE

Land			Building/Extra Features				
#	Calc Code	Units	#	Year Built	Description	Area	Adj Area
10	RESIDENTIAL FF	86	10	1989	RESIDENTIAL	2439	2551
20	RESIDENTIAL FF	86	20	1989	BRICK DECK	628	628
			30	1992	ALUM SCREEN ENC	1628	1628

2019 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments						
If Paid By	Nov 30, 2019					
Please Pay	\$0.00					
Parcel Number	Legal Description	Mill Code	Escrow Code			
57647600007	MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1	58	OLSON, ROBERT E 900 MONTEGO CT MARCO ISLAND, FL 34145-4434			
Pay in U.S. Funds Drawn on a U.S. Bank To: Collier County Tax Collector 3291 E. Tamiami Trail Naples, FL 34112-5758 POST DATED CHECKS ARE NOT ACCEPTED AND WILL BE RETURNED Visit our website: www.colliertaxcollector.com						
Assessed Value	District	Mill Rate	Assessed Value	Exempt Amt	Taxable Value	Tax Amount
394,404	GENERAL FUND	3.5645	394,404	50,000	344,404	1,227.63
	WATER MANAGEMENT FUND-SOUTH	0.1152	394,404	50,000	344,404	39.68
	BIG CYPRESS BASIN	0.1192	394,404	50,000	344,404	41.05
Exemptions	SCHOOL BOARD - STATE LAW	2.8350	394,404	25,000	369,404	1,047.26
Additional Homestead	SCHOOL BOARD - LOCAL BOARD	2.2480	394,404	25,000	369,404	830.42
Homestead	COLLIER MOSQUITO CONTROL	0.1720	394,404	50,000	344,404	59.24
	C.C. WATER POLLUTION CTRL PGM	0.0293	394,404	50,000	344,404	10.09
	OPERATING CITY OF MARCO ISL	1.8057	394,404	50,000	344,404	621.89
	VETERANS PARK BOND - MARCO	0.0764	394,404	50,000	344,404	26.31
Millage Total		10.9653	Total Ad Valorem		\$3,903.57	
Pay your current taxes online at: http://www.colliertaxcollector.com/			Non-Ad Valorem District	Type of Assessment	Amount	
			19013 District 1 Garbage	Solid Waste	217.50	
Non-Ad Valorem Total					\$217.50	
<i>See reverse side for important information</i>			Combined Ad Valorem and Non-Ad Valorem Total		\$4,121.07	

Please Retain this portion for your records

(Detach and Return with your Payment)

2019 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments						
If Paid By	Nov 30, 2019					
Please Pay	\$0.00					
Parcel Number	Mill Code	Escrow Code				
57647600007	58	OLSON, ROBERT E 900 MONTEGO CT MARCO ISLAND, FL 34145-4434				
	Legal Description					
	MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1					
			11/20/2019		Receipt # TAX HSP 1-20-00258531	
					\$3,956.23	

Paid By *[Signature]* On File



Bill History — Real Estate Account At 900 MONTEGO CT, MARCO ISLAND 34145-4434 [Print this page](#)
Real Estate Account #57647600007 [Parcel details](#) [Label bill](#) [View/Print full bill history](#)

[Get Bills by Email](#) There are no unpaid bills.

Amounts as of 01/27/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$0.00	11/20/2019 Paid \$3,956.23 Receipt #TAX HSP 1-20-00258531	Print (PDF)
2018 Annual Bill	\$0.00	11/16/2018 Paid \$3,882.90 Receipt #TAX HSP 1-18-00196033	Print (PDF)
2017 Annual Bill	\$0.00	11/09/2017 Paid \$3,839.28 Receipt #2017-6362-09-20171109	Print (PDF)
2016 Annual Bill	\$0.00	11/03/2016 Paid \$3,787.93 Receipt #2016-699-24-20161103	Print (PDF)
2015 Annual Bill	\$0.00	11/03/2015 Paid \$3,860.96 Receipt #2015-104-25-20151103	Print (PDF)
2014 Annual Bill	\$0.00	11/10/2014 Paid \$3,866.28 Receipt #2014-1066-24-20141110	Print (PDF)
2013 Annual Bill	\$0.00	11/07/2013 Paid \$3,816.96 Receipt #2013-1121-24-20131107	Print (PDF)
2012 Annual Bill	\$0.00	11/02/2012 Paid \$3,791.76 Receipt #2012-626-24-20121102	Print (PDF)
2011 Annual Bill	\$0.00	11/17/2011 Paid \$3,653.42 Receipt #2011-1366-24-20111117	Print (PDF)
2010 Annual Bill	\$0.00	11/19/2010 Paid \$4,027.90 Receipt #2010-824-25-20101119	Print (PDF)
2009 Annual Bill	\$0.00	11/30/2009 Paid \$4,735.52 Receipt #2009-1253-25-20091130	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.





2019 Roll Details — Real Estate Account At 900 MONTEGO CT, MARCO ISLAND 34145-4434

[Print this page](#)

Real Estate Account #5764760007

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2019	2018	2017	2016	...	2009
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2019-11-20 \$3,956.23
Receipt #TAX HSP 1-20-00258531

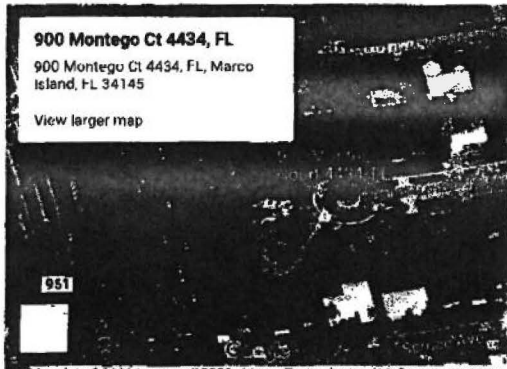
Owner: OLSON, ROBERT E
900 MONTEGO CT
MARCO ISLAND, FL 34145-4434
Site: 900 MONTEGO CT
MARCO ISLAND 34145-4434

Account number: 5764760007
Alternate Key: 57647800007
Mileage code: 58
Mileage rate: 10.9653

Assessed value: 394,404
School assessed value: 394,404
Unimproved land value: 396,246

Exemptions

Homestead: 25,000
Additional Homestead: 25,000



Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Report a map error.
Location is not guaranteed to be accurate. Property Appraiser

2019 Annual bill

[View](#)

Ad valorem: \$3,903.57
Non-ad valorem: \$217.50
Total Discountable: 4121.07
No Discount NAVA: 0.00
Total tax: \$4,121.07

Legal description

MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1
Location

Geo number: 776400181127B16
Range: 26
Township: 52
Section: 18
Block: 181
Lot: 12
Use code: 1
Total acres: 0.52



900 Montego

FIRST TITLE & ABSTRACT, INC.

606 Bald Eagle Drive • Suite 501 • Marco Island, FL 34145
Office: 239.394.1199 • Fax: 239.394.8641

COMMISSION VERIFICATION REQUEST (ALL INFORMATION REQUESTED IS REQUIRED)

Please furnish the commission information requested below and return the completed form via fax transmission or email to this office at your earliest convenience. Your prompt attention is greatly appreciated.

ASSOCIATE INFO REQUIRED:
State License ID: 943118636

ASSOCIATE INFO REQUIRED:
State License ID: _____

Email: nkirstein@johnrwood.com

Email: cathy@marconaplesonline.com

BROKERAGE FIRM INFO REQUIRED:
John R Wood Real Estate
State License ID: 195090
Broker Address: 1000 N. Collier Blvd #1
Marco Island, FL 34145
Broker Phone Number: 239-259-3400

BROKERAGE FIRM INFO REQUIRED:
Keller Williams
State License ID: _____
Broker Address: _____, FL _____
Broker Phone Number: _____

Seller: Robert E. Olsen
Buyer: David M. McDonald and Robin T. Brownson
Address: 900 Montego Court, Marco Island, FL 34145
Our File No.: 20-4012S
Closing Date: TBD 2/28/2020

RB 2/24/2020

RW
02-26-2020

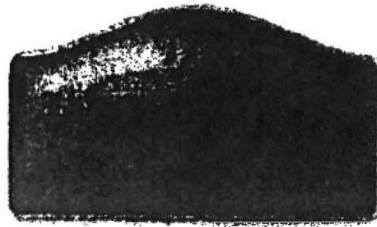
***\$14,399.98** USE THIS AMOUNT 2/26/2020	\$ <u>3020.40</u>	Commission to Listing Office	<u>3020.40</u>
_____ %	\$ _____	Commission to Selling Office	<u>Wade</u>
\$ _____	Additional Transaction Fee due from SELLER		
\$ _____	Additional Transaction Fee due from BUYER		

How do you wish to receive your commission funds?
_____ REGULAR MAIL _____ PICK UP AT OUR OFFICE WIRE
(PROVIDE INSTRUCTIONS)
If by mail, to what address: _____

The foregoing information is true and correct to the best of my knowledge and belief.

Ryan Blay _____ 2/29/2020
Signature of Individual Completing

Title Insurance • Escrow Closings • Searches



WIRE TRANSFER INSTRUCTIONS
FOR COMMISSION WIRES ONLY
(Domestic Wires - For Foreign Wires Contact Administration)

Beneficiary: John R. Wood Properties
John R. Wood Receipts Account.

Account Number: 20000473235

ABA # (routing): 265270413

Address: John R. Wood Properties
9130 Corcoran Del Fontana Way
Naples, FL 34109-4395

Contact: Accounting Dept
(239) 592-1011
Accounting@johnrwood.com

Bank Name: IBERIABANK
200 West Congress Street.
Lafayette, LA 70501

Bank Telephone: (239) 483-5117

Please email a copy of the HUD to:
accounting@johnrwood.com
Thank you!

FIRST TITLE & ABSTRACT, INC.

900 MONTEGO

606 Bald Eagle Drive • Suite 501 • Marco Island, FL 34145
Office: 239.394.1199 • Fax: 239.394.8641

**COMMISSION VERIFICATION REQUEST
(ALL INFORMATION REQUESTED IS REQUIRED)**

Please furnish the commission information requested below and return the completed form via fax transmission or email to this office at your earliest convenience. Your prompt attention is greatly appreciated.

ASSOCIATE INFO REQUIRED:

State License ID: 943118636

Email: nkirstein@johnrwood.com

ASSOCIATE INFO REQUIRED:

State License ID: _____

Email: cathy@marconaplesonline.com

BROKERAGE FIRM INFO REQUIRED:

John R Wood Real Estate
State License ID: 145090
Broker Address: 1000 N. Collier Blvd #1
Marco Island, FL 34145
Broker Phone Number: 239-359-3400

BROKERAGE FIRM INFO REQUIRED:

Keller Williams
State License ID: _____
Broker Address: _____, FL _____
Broker Phone Number: _____

Seller: Robert E. Olsen
Buyer: David M. McDonald and Robin T. Brownson
Address: 900 Montego Court, Marco Island, FL 34145
Our File No.: 20-4012S
Closing Date: TBD 2/28/2020

RB 2/24/2020

12,599.98
10% % \$ 1259.98 Commission to Listing Office 3020451111111111

% \$ _____ Commission to Selling Office 1111111111111111

\$ _____ Additional Transaction Fee due from SELLER

\$ _____ Additional Transaction Fee due from BUYER

How do you wish to receive your commission funds?

REGULAR MAIL PICK UP AT OUR OFFICE WIRE
(PROVIDE INSTRUCTIONS)

If by mail, to what address: _____

The foregoing information is true and correct to the best of my knowledge and belief.

R. Brownson 2/24/20
Signature of Individual Completing



Municipal Information Report

Property Address:
900 Montego Court
Marco Island, Florida 34145
Folio#: 57647600007

Effective Date:
01/30/2020
Closing Date:
02/12/2020

Requested By:
First Title & Abstract, Inc.-Marco
Island
606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

Payment Method: CC on File (\$25.00)

1. Code Violations		
	Account Balance: \$0.00	Account Number or Case #:
2. Assessment		
Type of Assessment: Sewer	Account Balance: \$0.00	Account Number:
Payoff Good Thru Date:		Notes:
3. Building Permit Fees		
	Amount due: \$0.00	Permit Number:
4. Water/Sewer Charges		
Sewer Connected: Yes	Amount due: \$215.00	Account Number: 01998-100856
Notes:		

This Municipal Information Report has been prepared by Orange Lien Data. Any questions regarding matters as they appear on this report should be directed to searches@orangeliens.com.

Report Attachments: None

www.orangeliens.com

PLEASE MAKE SEARCH FEE FOR THIS REPORT PAYABLE TO ORANGE LIEN DATA LLC, 424 E CENTRAL BLVD, STE 376, ORLANDO, FL 32801

Please issue *separate checks* for any monies due on above report directly to: The City of Marco Island, 50 Bald Eagle, Marco Island, FL 34145
Report Information Valid for 30 Days.

Should you have a department related question (i.e. Lien Release, Code Liens, & Water/Sewer, etc...), please see below:

1. Code Violation questions/payments ? Call 239-389-5060
2. Assessment questions/payments? Call 239-389-3904
3. Building Permit questions/payments? Call 239-389-5059
4. Water/Sewer questions/payments? Call 239-394-3880

Disclaimer: This document is not an official record and has been prepared at the request of the recipient. The City of Marco Island, Florida, and its employees disclaim any liability for any errors in the information provided herein and do not warrant the accuracy of the information. To ensure accuracy, you should have an independent search prepared by a qualified abstract of the company or an attorney-at-law. The delinquent records for the City of Marco Island are open for inspection by anyone desiring to perform a search. Building Permit fees are not accurate until permit has been completed.

THIS COMPANY, in issuing this Municipal Information Report Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings which may contain defects that would render such instrument or proceedings null and void or defective. All information pertaining to the Property are assumed to be good and valid. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount agreed upon by the parties. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for unrecorded matters.

INVOICE

Orange Lien Data, LLC
424 E. Central Blvd. Suite 376
Orlando, FL 32801
billing@orangeliens.com

Invoice No : 61353
Date : 01/30/2020
Received : 01/30/2020
Municipality : City of Marco Island

Bill To:
First Title & Abstract, Inc.-Marco Island
606 Bald Eagle Drive, Suite 501
Marco Island, Florida 34145

CC On File To Be Charged

1	Estoppel Report-MI	\$25.00
---	--------------------	---------

Property Address:
900 Montego Court

Subtotal
TOTAL \$25.00



View Order

- Dashboard
- Users
- Company Profile
- New order
- View orders



Back

Details Files Notes

Client : City of Marco Island

Order ID : 61353
 Tax Account No. / Parcel ID : 57647600007
 Closing Date : 02/12/2020
 Transaction Type : Sale
 Address : 900 Montego Court
 City : Marco Island
 State : Florida
 Zip : 34145
 Amount : \$25.00
 Order Status : Open
 Payment Method : Credit / Debit card
 Payment Frequency : Monthly
 Payment Status : Open
 Order Date : 01/30/2020 08:57:AM
 Requested By : Beth Murphy
 Property Type : Residential

Reports

ESTOPPEL REPORT-MI	Report type : Parcel	\$25.00
--------------------	----------------------	---------





CUTOUT REQUEST

Section 197.373, Florida Statutes

Collier County, Florida

Tax roll year 20__

DR-518
R. 04/16
Rule 12D-16.002, F.A.C.
Eff. 04/16

Date 2/26/20

Tax certificate number, if available _____ Year 2020

COMPLETED BY REQUESTOR AND TAX COLLECTOR

Name		Complete this section and send it to the property appraiser.	
Property description		<i>NEW 900</i>	Parcel ID <u>5764760007</u>
Assessed to		Address	
Description of cutout property		<i>OLD 901</i>	Parcel ID <u>57647640009</u>
Assessed to		Address	

_____ by _____
Signature, requestor Signature, tax collector

COMPLETED BY PROPERTY APPRAISER

Date received by appraiser		Date returned to tax collector	
Cutout Property Value		Millage Breakdown: All districts	
		District	
Just value			
Classified use value			
Wholly exempt value			
Exempt for county purposes			
County taxable value			
Additional exempt value			
Exempt for schools			
Description of Property Remaining after Cutout		P:	
Assessed to		Address	
Property Value Remaining after Cutout		District	
Just value			
Classified use value			
Wholly exempt value			
Exempt for county purposes			
County taxable value			
Additional exempt value			
Exempt for schools			

Mapping will call spoke to sue 3/6

_____ Date _____
Signature, appraiser

Complete this form and return it to the tax collector.

901-
 CALL —
 addressing
 252-2482
 FOR LOT
 1 OLD
 Folio *Sandlot*

Text fields will expand online.

CUTOUT REQUEST

Section 197.373, Florida Statutes

Alachua County, Florida

Tax roll year 20__

DR-518

R. 04/16

Rule 12D-16.002, F.A.C.

Eff. 04/16

Date 2/26/20

Available _____ Year 2020

BY REQUESTOR AND TAX COLLECTOR

Complete this section and send it to the property appraiser.

New 900 Parcel ID 57647600007

Address

OLD 901 Parcel ID 57647640009

Description of cutout property

Assessed to

Address

Signature, requestor

by

Signature, tax collector

COMPLETED BY PROPERTY APPRAISER

Date received by appraiser

Date returned to tax collector

Cutout Property Value	Millions Breakdown - All districts	
	District	
Just value		
Classified use value		
Wholly exempt value		
Exempt for county purposes		
County taxable value		
Additional exempt value		
Exempt for schools		

Description of Property Remaining after Cutout

P:

Assessed to

Address

Property Value Remaining after Cutout	Millions Breakdown - All districts	
	District	
Just value		
Classified use value		
Wholly exempt value		
Exempt for county purposes		
County taxable value		
Additional exempt value		
Exempt for schools		

*Mapping
 will call
 spoke to
 sue
 3/6*

Complete this form and return it to the tax collector.

Signature, appraiser

Date

16.00
315.00

*** 2583711 OR: 2633 PG: 0923 ***

This Document Prepared By and Return to:
Donald K. Ross, Jr.
Richman, Deifik, Lanier & Ross, P.A.
Suite 206
2640 Golden Gate Parkway
Naples, FL 34105

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
01/21/2000 at 09:00AM DWIGHT E. BROCK, CLERK
COWS 45000.00
REC FEE 5.00
DOC-.70 315.00

Re: RICHMAN OUTPICK BY AL
2640 GOLDEN GATE PENT #206
NAPLES FL 34105

Parcel ID Number: 57647640009

Warranty Deed

This Indenture, Made this 3rd day of January, 2000 A.D., Between William P. Scalise and Rose Ann Scalise, husband and wife

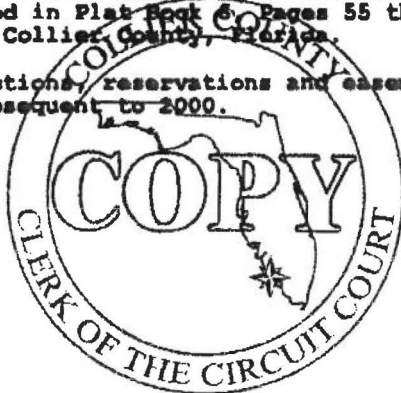
of the County of Cook, State of Illinois, grantors, and

ROBERT E. OLSON
whose address is: P. O. Box 5100, Marco Island, FL 34145

of the County of _____, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Collier State of Florida to wit: Lot 1, Block 182, MARCO BEACH, Unit Seven, according to the plat thereof as recorded in Plat Book 6, Pages 55 through 62, in the Public Records of Collier County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2000.



901 Montego CT.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Dorothy Bunn
Printed Name: DOROTHY BUNN
Witness

William P. Scalise (Seal)
William P. Scalise
P.O. Address: 707 Gateway Drive, Prospect Heights, IL 60070

Mark Enderle
Printed Name: MARK ENDERLE
Witness

Rose Ann Scalise (Seal)
Rose Ann Scalise
P.O. Address: 707 Gateway Drive, Prospect Heights, IL 60070

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 3rd day of January, 2000 by William P. Scalise and Rose Ann Scalise, husband and wife

who are personally known to me or who have produced their Illinois Drivers License as identification.

Lillipeth E. Hickliss
Printed Name: LILLIPETH E HICKLISS
Notary Public
My Commission Expires: 5-14-02



MAP OF BOUNDARY SURVEY
900 Montego Court

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	50.00'	83°25'51"	55.35'	52.57'	N 14°00'43" E
C2	50.00'	06°08'08"	5.35'	5.35'	N 14°38'08" W
C3	50.00'	57°17'45"	50.00'	47.94'	N 17°04'48" E



Lot 11
Block 181
Occupied

Legal Description

All of Lot 12, Block 181 of Marco Beach Unit Seven, a subdivision as recorded in Plat Book 6, Pages 55 through 62 of the Public Records of Collier County, Florida, together with that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows.

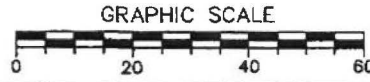
Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S14°38'08"E to a point on a non-tangential line; thence run S76°19'30"W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N10°47'18"W along said West line for a distance of 9.41 feet to the Northwest corner of Said Lot 1, Block 182; thence run N78°25'57"E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

15,539.05 SQ. FT.
0.36 ACRES
ZONED: RSF-4

All of Lot 12, Block 181 together with a portion of said lot 1, Block 182

Handwritten note: "Occupied" with an arrow pointing to the subject property.

LINE	BEARING	DISTANCE
L1 (PL)	N 78°25'57" E	72.01'
L1 (C)	N 78°25'57" E	68.21'
L1 (M)	N 78°29'48" E	68.17'
L2	N 10°47'18" W	9.41'

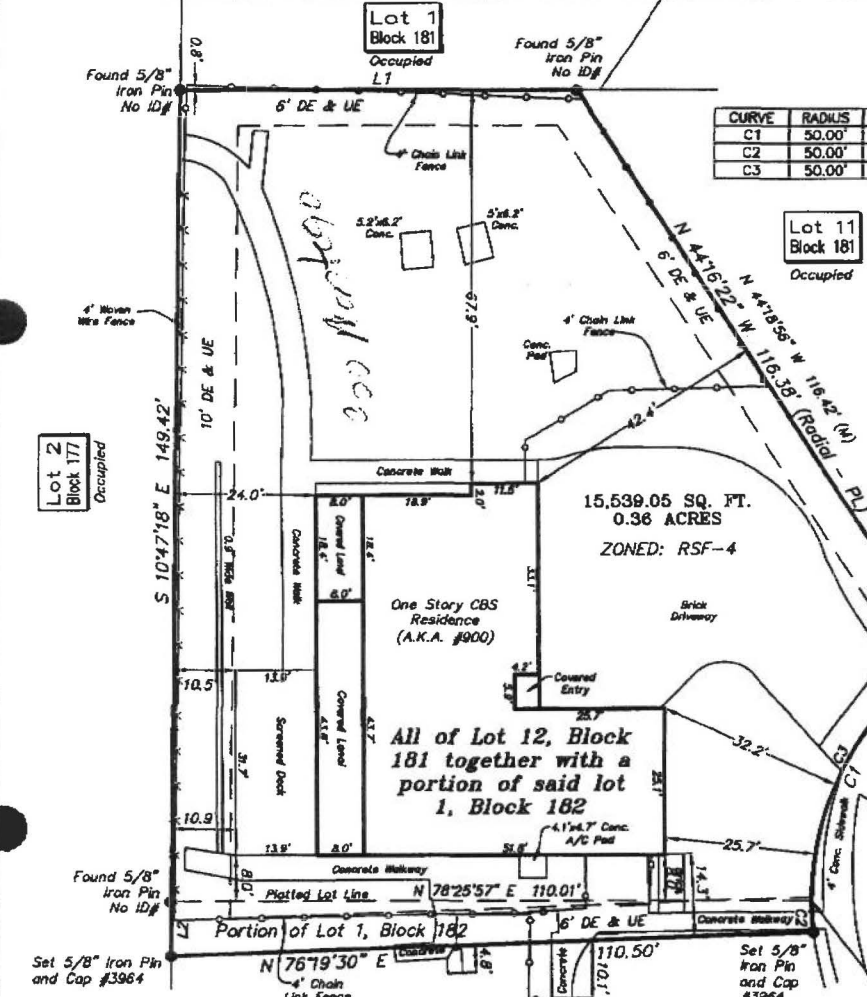


Landmark Street
Centerline

Montego Court
60' Right-of-Way

Point of Beginning
Northeast Corner of Lot 1, Block 182 of Marco Beach Unit Seven, Plat Book 6, Page 55 through 62

Found Railroad Spike at P.I.



NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)
FLOOD ZONE INFORMATION
FLOOD ZONE: AE EL: 9' (NAVD)
COMMUNITY: 120426
PANEL: 12021C0836H
DATE: 5-16-2012

DESCRIPTION: AS FURNISHED BY CLIENT

See Legal Description

AS RECORDED IN PLAT BOOK 6, PAGE 55 THRU 62 OF THE PUBLIC RECORDS OF Collier COUNTY, FLORIDA
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I HEREBY CERTIFY TO:
ROBERT OLSON

THAT A SURVEY OF THE HEREDON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 688.001, 688.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.
5J-17.05(3)(b)6 - ADDITION OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PROFESSIONAL SURVEYOR PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY OR PARTIES.

Digitally signed by Antonio Trigo, PLS
No. 2982
Date: 2020.01.28
12:12:55 -05'00'

Antonio Trigo,
PLS No. 2982

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED. UNDERGROUND IMPROVEMENTS NOT LOCATED UNLESS NOTED.

LEGEND:
■ = FOUND CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT (LB # 3084)
● = FOUND IRON PIN
○ = SET 5/8" IRON PIN (LB # 3084)
▲ = FOUND NAIL
△ = FOUND NAIL
⊙ = FOUND DRILL HOLE
⊘ = SET DRILL HOLE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
L.S. = LAND SURVEYING BUSINESS
C.B.S. = CONCRETE BLOCK STRUCTURE
C/S = CONCRETE SLAB
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT - ●
⊕ = WATER METER
⊗ = SANITARY CLEAN OUT
⊘ = WATER VALVE
BB = BEARING BASIS - PLAT
MEAS = MEASURED - M
CALC = CALCULATED
R = RADIUS
CH = CHORD
CB = CHORD BEARING
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
CONC = CONCRETE
R/W = RIGHT-OF-WAY
C.L. = CENTERLINE
L.S. = LAND SURVEYOR
EL. = ELEVATION
PL = PLAT
C.T.V. = CABLE TV SERVICE
CONC P.W. FOLE = CONC POWER FOLE
TEL. SERVICE = TELEPHONE SERVICE
ELECTRIC SERVICE = ELECTRIC SERVICE
S.M.H. = SANITARY MANHOLE
FIBR HYDRANT = FIBR HYDRANT

SURVEY DATE: 01/07/2020
FIELD BOOK 703 PAGE 30
DRAWN BY: PSC SCALE: 1" = 20'

REVISIONS:	BOOK	PAGE

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109
LAND SURVEYING BUSINESS # 3964

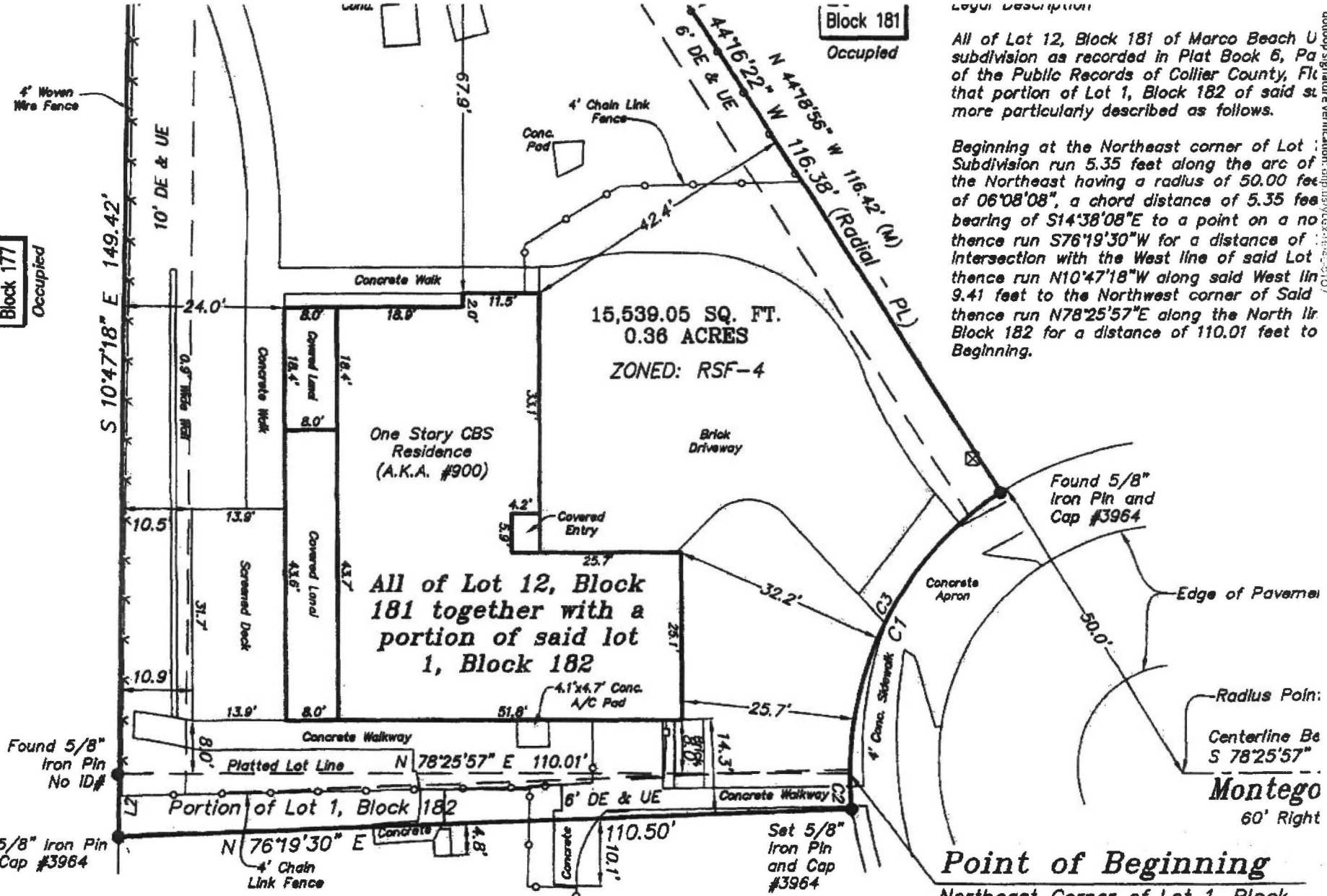
FILE NO: A 19.0361

Lot 2
Block 177
Occupied

Block 181
Occupied

Legal Description
All of Lot 12, Block 181 of Marco Beach Unit Seven, subdivision as recorded in Plat Book 6, Part of the Public Records of Collier County, Florida that portion of Lot 1, Block 182 of said subdivision more particularly described as follows.

Beginning at the Northeast corner of Lot 12, Subdivision run 5.35 feet along the arc of the Northeast having a radius of 50.00 feet of 06°08'08", a chord distance of 5.35 feet bearing of S14°38'08"E to a point on a north line thence run S76°19'30"W for a distance of 9.41 feet to the Northwest corner of said Lot 12 thence run N10°47'18"W along said West line 9.41 feet to the Northwest corner of said Lot 12 thence run N78°25'57"E along the North line of Block 182 for a distance of 110.01 feet to Beginning.



All of Lot 12, Block 181 together with a portion of said lot 1, Block 182

15,539.05 SQ. FT.
0.36 ACRES
ZONED: RSF-4

One Story CBS Residence
(A.K.A. #900)

Point of Beginning

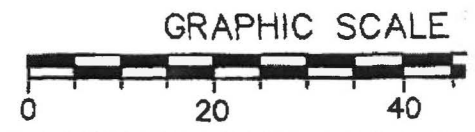
Northeast Corner of Lot 1, Block 182 of Marco Beach Unit Seven, Plat Book 6, Page 55 through 62

NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)

FLOOD ZONE INFORMATION
FLOOD ZONE: AE EL: 9' (NAVD)
COMMUNITY: 120426
PANEL: 12021C0836H
DATE: 5-16-2012

[Handwritten Signature]
1/29/10

LINE	BEARING	DISTANCE
L1 (PL)	N 78°25'57" E	72.01'
L1 (C)	N 78°25'57" E	88.21'
L1 (M)	N 78°29'48" E	68.17'
L2	N 10°47'18" W	9.41'



MAP OF BOUNDARY SURVEY
900 Montego Court

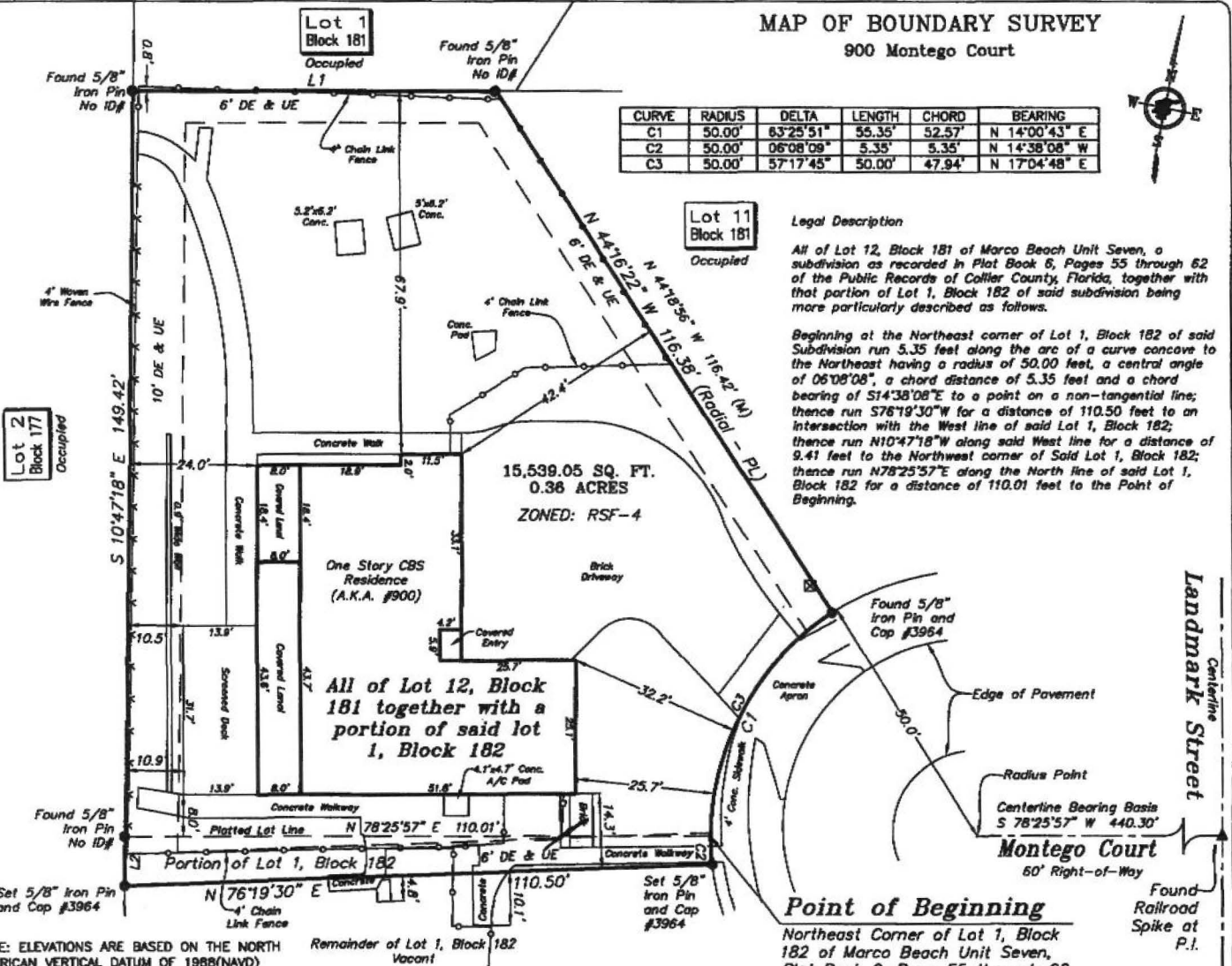
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	50.00'	83°25'51"	55.35'	52.57'	N 14°00'43" E
C2	50.00'	06°08'08"	5.35'	5.35'	N 14°38'08" W
C3	50.00'	57°17'45"	50.00'	47.94'	N 17°04'48" E



Legal Description

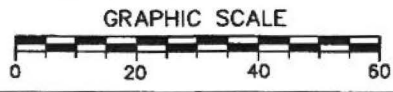
All of Lot 12, Block 181 of Marco Beach Unit Seven, a subdivision as recorded in Plat Book 6, Pages 55 through 62 of the Public Records of Collier County, Florida, together with that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows.

Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S14°38'08"E to a point on a non-tangential line; thence run S78°19'30"W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N10°47'18"W along said West line for a distance of 9.41 feet to the Northwest corner of Said Lot 1, Block 182; thence run N78°25'57"E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.



LINE	BEARING	DISTANCE
L1 (PL)	N 78°25'57" E	72.01'
L1 (C)	N 78°25'57" E	88.21'
L1 (M)	N 78°29'48" E	68.17'
L2	N 10°47'18" W	9.41'

Point of Beginning
Northeast Corner of Lot 1, Block 182 of Marco Beach Unit Seven, Plat Book 6, Page 55 through 62



NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)
FLOOD ZONE INFORMATION
FLOOD ZONE: AE EL: 9' (NAVD)
COMMUNITY: 120426
PANEL: 12021C0836H
DATE: 5-16-2012

DESCRIPTION: AS FURNISHED BY CLIENT

See Legal Description

AS RECORDED IN PLAT BOOK 6 PAGE 55 THRU 62 OF THE PUBLIC RECORDS OF Collier COUNTY, FLORIDA
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I HEREBY CERTIFY TO:
ROBERT OLSON

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 688.001, 688.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 53-17, 53-17.051(3)(b)6 - ADDITION OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY OR PARTIES

Digitally signed by David C. Holman No. 6279
Date: 2020.07.01 09:07:39 -0500 STATE OF FLORIDA

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT RECORDED. UNDERGROUND IMPROVEMENTS NOT LOCATED, UNLESS NOTED.

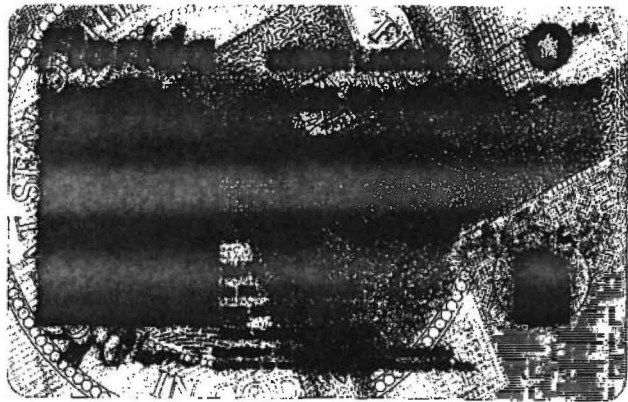
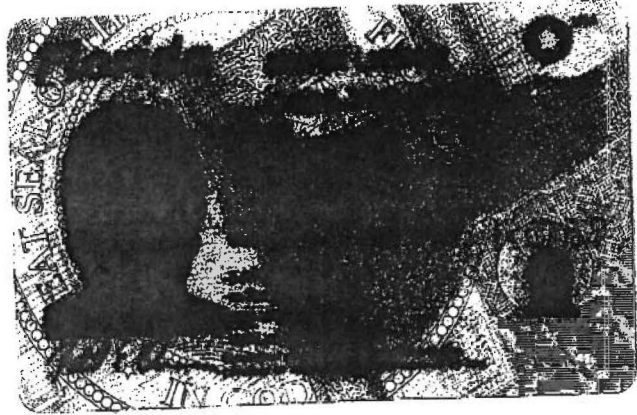
- LEGEND:
- = FOUND CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT (LB # 3964)
 - = FOUND IRON PIN
 - = SET 5/8" IRON PIN (LB # 3964)
 - ▲ = FOUND NAIL
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 - ⊖ = SET DRILL HOLE
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 - P.T. = POINT OF TANGENCY
 - L.S. = LAND SURVEYING BUSINESS
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C/S = CONCRETE SLAB
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
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 - ⊕ = WATER METER
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 - CH = CHORD
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 - DE = DRAINAGE EASEMENT
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 - CP = CONC POWER POLE
 - ⊕ = TELEPHONE SERVICE
 - ⊕ = ELECTRIC SERVICE
 - ⊕ = SANITARY MANHOLE
 - ⊕ = FIRE HYDRANT

SURVEY DATE: 01/07/2020
FIELD BOOK 703 PAGE 30
DRAWN BY: PSC SCALE: 1" = 20'

REVISIONS:	BOOK	PAGE

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109
LAND SURVEYING BUSINESS # 3964

FILE NO: A 19.0361



TITLE ALLIANCE OF COLLIER COUNTY, LLC

830 Bald Eagle Drive, Marco Island, FL 34145
Phone: 239-259-8501 Fax: 888-495-5117

SELLER PROCEEDS AUTHORIZATION

File No: 653-000930
Property: 900 Montego Court, Marco Island, FL 34145

Buyer/Borrower: David M. McDonald and Robin T. Brownson
Seller: Robert E. Olson and Michaelon Ann Marie Olson

The undersigned seller(s) request that the final Settlement Statement and refund or proceeds, if any, from the settlement of the above captioned property be sent in the following manner. Please select one and complete if necessary.

Pick check up at Title Alliance of Collier County, LLC 830 Bald Eagle Drive, Marco Island, FL 34145

Mail or * Overnight via express service to the following address:

Name _____

Address _____

Phone _____

* There is a charge for this service.

Signature Release (package will be left at door) Signature Required (package must be signed for - will not be left at door)

**Wire proceeds (Restrictions apply): NOTE: Disbursements can only be made to the individual(s)/entity in title.

Bank Name: BANK OF AMERICA

Bank Address: _____

Bank ABA Routing: 026009593

Bank Account Number: 0000 8605 7804

Account Holder Name(s): ROBERT E. OLSON

Bank Phone Number: _____

** There may be a charge for this service.

Deliver check to your Realtor: _____

Change Proceeds Payee: We, Robert E. Olson and Michaelon A. Wright, hereby authorize Title Alliance of Collier County, LLC to make the proceeds from the sale of 900 Montego Court, Marco Island, FL 34145 payable to _____, the title company/attorney

handling the purchase of property at _____
If wired funds are preferred, fill out wire proceeds section above.

Receive check at settlement

Robert E. Olson
Robert E. Olson

Date: 2/25/20

Michaelon Ann Marie Olson
Michaelon Ann Marie Olson

State/Commonwealth of FLORIDA

County of COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this

25 day of FEBRUARY, 2020 by Robert E. Olson and Michaelon Ann Marie Olson.

[Signature]
(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification
Type of Identification Produced F.L.D.L.



CONSIDERATION: \$599,999.00

Record and Return to:
Title Alliance of Collier County, LLC
830 Bald Eagle Drive, 2nd Floor
Marco Island FL 34145

Tax Folio Number: 57647600007

WARRANTY DEED

This Indenture made this ^e29 day of February 2020, by **Robert E. Olson, a married person, joined by his spouse Michaelon Ann Marie Olson**, whose post office address is: P.O. Box 5100, Marco Island, FL 34145, GRANTOR, and

David M. McDonald and Robin T. Brownson, whose post office address is: 900 Montego Court, Marco Island, FL 34145, GRANTEE:

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

All of Lot 12, Block 181 of MARCO BEACH UNIT SEVEN, according to the Plat thereof as recorded in Plat Book 6, Page(s) 55 through 62, of the Public Records of Collier County, Florida, TOGETHER WITH that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S 14°38'08" E to a point on a non-tangential line; thence run S 76°19'30" W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N 10°47'18" W along said West line for a distance of 9.41 feet to the Northwest corner of said Lot 1, Block 182; thence run N 78°25'57" E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

Subject to (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.

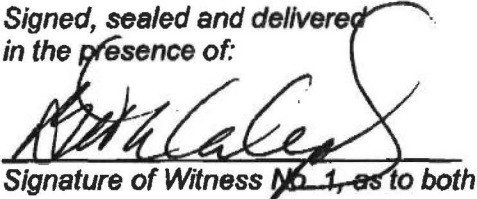
AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all tenements, hereditament, and appurtenances thereto belonging or in anywise appertaining.

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

Signed, sealed and delivered
in the presence of:


Signature of Witness No. 1, as to both

Beth L. Murphy
Printed Name of Witness No. 1

 (seal)
Robert E. Olson


Signature of Witness No. 2, as to both

Barbara E. Murry
Printed Name of Witness No. 2

 (seal)
Michaelon Ann Marie Olson

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 25 day of February 2020, by **Robert E. Olson and Michaelon Ann Marie Olson**, who are personally known to me or have produced F. L. D. L. as identification and did take an oath.

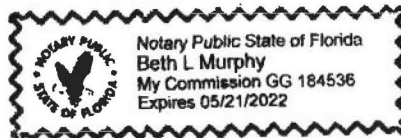

Notary Public Signature

(Notary Seal)

Notary Public Print

My commission expires: _____

This instrument prepared without
opinion of title by:
Anthony J. Dimora, Esquire
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 600
Marco Island, Florida 34145
(239) 394-5161



BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that *Robert E. Olson, a married person, joined by his spouse Michaelon Ann Marie Olson*, SELLER, for and in consideration of the sum of TEN and no/100's Dollars, lawful money of the United States of America, to them paid by, *David M. McDonald and Robin T. Brownson*, BUYER, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said, *David M. McDonald and Robin T. Brownson*, BUYER, and buyer's executors, administrators and assigns, the following goods and chattels:

Together with the following items, if any, existing on the Effective Date: built-in appliances and beverage cooler(s)/dispenser(s); attached lighting; ceiling fan(s); built-in shelving/closet fittings; wall-to-wall carpeting; integrated home automation, audio-visual, home entertainment and/or home sound systems including all operational components and software; hurricane/storm shutters and panels and all components; central vacuum system including hoses; intercom system; water softener/purification system; built-in home generator; security/surveillance system including cameras; drapery rods; television brackets (excluding televisions); decorative shutters; and pool equipment;

and together with the following personal property, if any, existing on the Effective Date: refrigerator(s); range(s); dishwasher(s); microwave(s); washer(s); dryer(s); draperies, curtains, blinds, shades and other window treatments; garage door opener(s)/remote(s); keys, fobs and other access devices (including to community property); pool or solar cover; child pool safety fence, and automated pool cleaning equipment,

All of Lot 12, Block 181 of MARCO BEACH UNIT SEVEN, according to the Plat thereof as recorded in Plat Book 6, Page(s) 55 through 62, of the Public Records of Collier County, Florida, TOGETHER WITH that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows:

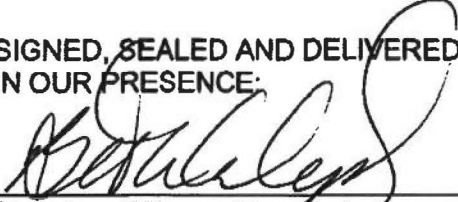
Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S 14°38'08" E to a point on a non-tangential line; thence run S 76°19'30" W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N 10°47'18" W along said West line for a distance of 9.41 feet to the Northwest corner of said Lot 1, Block 182; thence run N 78°25'57" E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

TO HAVE AND TO HOLD the same unto the said BUYER and buyer's executors, administrators and assigns forever.

AND SAID SELLER covenants to and with the said BUYER and buyer's executors, administrators and assigns, that SELLER is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that SELLER has good right to sell the same aforesaid, and that SELLER will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said BUYER and buyer's executors, administrators and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, SELLER, has hereunto set SELLER'S hand and seal this 25
day of February 2020.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:


Signature Witness #1, as to both


Robert E. Olson

Beth L. Murphy
Printed Signature Witness #1

Barbara E. Murry
Signature Witness #2, as to both

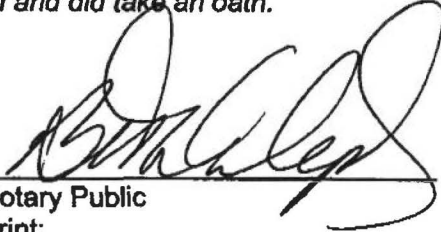

Michael Ann Marie Olson

Barbara E. Murry
Printed Signature Witness #2

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of () physical presence or
() online notarization, this 25 day of February 2020, by **Robert E. Olson and Michaelon
Ann Marie Olson**, who are personally known to me or have produced
F. L. D. L. as identification and did take an oath.

Notary Seal/Stamp


Notary Public
Print: _____
My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Anthony J. Dimora, Esquire
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive, Suite 500
Marco Island, Florida 34145
(239) 394-5161



Closing Affidavit (Seller)

Before me, the undersigned authority, personally appeared **Robert E. Olson and Michaelon Ann Marie Olson** ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Robert E. Olson, a married person, joined by his spouse Michaelon Ann Marie Olson** ("Seller"), is the owner of and is selling the following described property to **David M. McDonald and Robin T. Brownson** ("Buyer"), to wit:

See attached Exhibit "A" for legal description.

2. To the best of Affiant's knowledge:
 - a. The above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for mortgage or mortgages, if any, described in the Deed and except for real estate and personal property taxes for the year 2020, which are not yet due and payable.
 - b. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
 - c. There have been no documents recorded in the Public Records of **Collier County, Florida** subsequent to **February 6, 2020**, which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **Title Alliance of Collier County, LLC** and **First American Title Insurance Company** in writing, and Seller has no knowledge of any matter affecting title to the Property.
 - d. The personal property contained in the building on said property, or on the said premises, and which, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever. The Seller knows of no violations of Municipal or County Ordinances pertaining to the above described property. No judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied. There are no persons other than Seller in possession of the above described property.
 - e. Seller agrees that in the event the current real estate or personal property taxes vary in amount from the figures used in making the prorations used in closing the transfer and conveyance of the above described property to said buyers, then a new proration and a correct and proper adjustment will be made upon demand.
 - f. Certain taxes, maintenance charges and assessments due from Owner for which a bill is rendered prior to closing will be charged against Owner on the Closing Statement. There are no other unpaid bills, liens or assessments for taxes, whether ad valorem real property taxes, personal property taxes or intangible taxes; maintenance, mowing, water, sanitary sewers, electric, telephone, cable, paving or other public utilities, or improvements made by any governmental instrumentality or condominium and/or homeowner's association. Should any bill be found which was rendered during the period of Owner's possession, Owner will pay such bill upon demand. No notice has been received for any public hearing regarding future or pending assessments for improvements by any governmental instrumentality.

- g. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
- h. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
- i. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
- j. Affiant has received no notice of any public hearing regarding assessment for improvement or changes in applicable zoning laws concerning said property within the past ninety (90) days.
- k. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
- l. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
- m. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:
 - a) Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
 - b) Seller's U.S. Taxpayer Identification Number is 337-48-5092.
 - c) Seller's address is: P.O. Box 5100, Marco Island, FL 34145.
 - d) No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

n. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing the Buyer to purchase the property, **Title Alliance of Collier County, LLC** and **First American Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Title Alliance of Collier County, LLC** and **First American Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

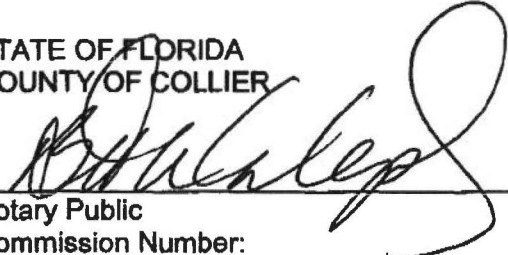

Robert E. Olson


Michaelon Ann Marie Olson

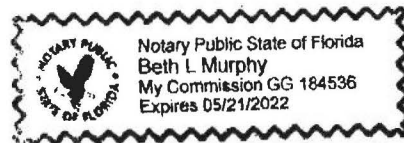
SWORN TO AND SUBSCRIBED before me by means of (X) physical presence or () online notarization, this 25 day of February 2020, by **Robert E. Olson and Michaelon Ann Marie Olson**. Such person(s) (Notary Public must check applicable box):

- are personally known to me.
- produced their current driver's license(s).
- produced _____ as identification.

STATE OF FLORIDA
COUNTY OF COLLIER



Notary Public
Commission Number:
My Commission expires:



(NOTARY PUBLIC SEAL)

Exhibit "A"

All of Lot 12, Block 181 of MARCO BEACH UNIT SEVEN, according to the Plat thereof as recorded in Plat Book 6, Page(s) 55 through 62, of the Public Records of Collier County, Florida, TOGETHER WITH that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of $06^{\circ}08'08''$, a chord distance of 5.35 feet and a chord bearing of $S 14^{\circ}38'08'' E$ to a point on a non-tangential line; thence run $S 76^{\circ}19'30'' W$ for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run $N 10^{\circ}47'18'' W$ along said West line for a distance of 9.41 feet to the Northwest corner of said Lot 1, Block 182; thence run $N 78^{\circ}25'57'' E$ along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

**Certification for No Information Reporting (1099-S) on Principal Residence
(Pursuant to IRS Rev. Proc. 2007-12)**

Part I - Seller Information (If there is more than one seller, each should complete a separate Certification.)

Name Robert E. Olson	Taxpayer Identification Number (TIN) (see below)
Address or Legal Description (including City, State, and Zip Code) of Residence Being Sold or Exchanged: 900 Montego Court, Marco Island, FL 34145	

Part II - Seller Assurances

Check "True" or "False" for Assurances 1 through 5. Check "True," "False" or "N/A" (i.e., Not Applicable) for Assurance 6. If you answer False to questions 1-5, you must fill out a 1099-S form instead.

True **False**

(1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.

(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.

(3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997 and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.

(4) At least one of the following three statements applies:
The sale or exchange is of the entire residence for \$250,000 or less.
-or-
I am married, the sale or exchange is of the entire residence is \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less;
-or-

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

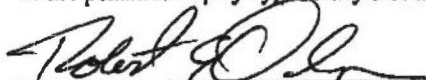
(5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which Section 1031 of the Internal Revenue Code applied.

True **False** **N/A**

(6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which Section 1031 of the Internal Revenue Code applied, the exchange to which Section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III - Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.


Robert E. Olson

Date: 2/27/00

SSN / Tax ID: 337-48-5692

PO Box 5100 Marco Island Florida 34145
Forwarding address: Street, City, State, Zip

Email Address

239 594-2000
Phone

Title Alliance of Collier County, LLC 239-259-8501
ta1099-SCertNoReporting File No. 653-000930

Certification for No Information Reporting (1099-S) on Principal Residence
(Pursuant to IRS Rev. Proc. 2007-12)

Part I - Seller Information (If there is more than one seller, each should complete a separate Certification.)

Name Michaelon Ann Marie Olson	Taxpayer Identification Number (TIN) (see below)
Address or Legal Description (including City, State, and Zip Code) of Residence Being Sold or Exchanged: 900 Montego Court, Marco Island, FL 34145	

Part II - Seller Assurances

Check "True" or "False" for Assurances 1 through 5. Check "True," "False" or "N/A" (i.e., Not Applicable) for Assurance 6. If you answer False to questions 1-5, you must fill out a 1099-S form instead.

- True** **False** **N/A** (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
- (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
- (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997 and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
- (4) At least one of the following three statements applies:
The sale or exchange is of the entire residence for \$250,000 or less.
-or-
I am married, the sale or exchange is of the entire residence is \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less;
-or-
I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.
- (5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which Section 1031 of the Internal Revenue Code applied.
- True** **False** **N/A** (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which Section 1031 of the Internal Revenue Code applied, the exchange to which Section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III - Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.


Michaelon Ann Marie Olson

Date: 2/25/2020

SSN / Tax ID: 384-56-7258

Forwarding address: Street, City, State, Zip _____

Email Address _____ Phone _____

Title Alliance of Collier County, LLC 239-259-8501
a1099-SCertNoReporting File No. 653-000930

TAX PRORATION AGREEMENT

Property: 900 Montego Court, Marco Island, FL 34145

The undersigned sellers and purchasers of the above described property hereby acknowledge that the tax proration on the closing statement were based on last years tax amount provided to us by the most recent search report as of this closing date, and that the taxes present on the property are payable (prorata) by the buyer (s) and the seller(s). Should there be a difference between last years tax amount and this years tax amount, or a misstatement or error by the county or miscalculation of this tax by any party, it is between the purchaser(s) and the sellers to re-prorate this amount between them and in NO event is Title Alliance of Collier County, LLC responsible for the payment of this tax.

SELLER(S):


Robert E. Olson

Date: 2/25/20

BUYER(S):

David M. McDonald

Date: _____


Michael Ann Marie Olson

Date: 2/25/20

Robin T. Brownson

Date: _____

2020
Substitute Form 1099-S
Proceeds from Real Estate Transactions

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code and telephone number	TRANSFEROR'S name, street address (including apt. no.), city or town, state or province, country, ZIP or foreign postal code and telephone number
Closing Officer: Bonnie Gibbons Filer: Title Alliance of Collier County, LLC 830 Bald Eagle Drive Marco Island, FL 34145 239-259-8501	<p align="center">COMPLETE ALL BLANKS BELOW</p> Robert E. Olson SSN / Tax ID: <u>337-48-5092</u> Percentage: _____ % <u>PO Box 5100 MARCO ISLAND FL 34145</u> Forwarding address Email Address _____ Phone _____ Michaelon Ann Marie Olson * SSN / Tax ID: <u>384-56-7258</u> Percentage: _____ % Forwarding address _____ Email Address _____ Phone _____

Transaction Information	
Date of Closing	02/28/2020
Gross Proceeds	\$599,999.00
Allocation of Gross Proceeds	\$599,999.00
Buyer's part of real estate tax	\$128.36
Address or legal description (including city, state, and ZIP code)	900 Montego Court Marco Island, FL 34145
Transferor received or will receive property or services as part of the consideration	No
Check here if Transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust)	<input type="checkbox"/>
Account or Escrow Number	653-000930

- This 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.
 - You are required by law to provide the Settlement Agent with your correct Tax Payer Identification Number. If you do not provide the Settlement Agent with your correct Tax Payer Identification Number, you may be subject to civil or criminal penalties imposed by law.
 - Under penalties of perjury, I certify that I am a U.S. person or U.S. resident alien and the number shown above on this statement is my correct Tax Payer Identification Number. I acknowledge receipt of a copy of this statement.


 Robert E. Olson

Date: 2/25/20


 Michaelon Ann Marie Olson

Florida Insurance Premium Disclosure & Settlement Agent Certification

Federal law requires the costs of the policies to be calculated using the full premium for the lender's policy. Florida law recognizes the owner's policy as being primary because it protects the interests of Florida consumers. Florida law allows the premium for the lender's policy to be calculated using a lower rate when purchased along with an owner's policy.

If both an owner's policy and a lender's policy are being purchased, the title insurance premiums on this form might be different than the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender's policy premium will probably be higher.

The chart below lists the amounts disclosed by the lender and the premium for the policies being purchased:

	Disclosure Amount		Florida Premium	
	Buyer	Seller	Buyer	Seller
Lender's policy	\$2,474.50	\$0.00	\$250.00	\$0.00
Owner's policy	\$850.50	\$0.00	\$3,075.00	\$0.00
Total	\$3,325.00		\$3,325.00	

The total for the policies as disclosed on the form should be equal to the total premium calculated using the Florida Insurance Code.

The Florida Premium amounts listed above will be used to disburse the funds being held in escrow to (Insurer) and its agents.

The undersigned hereby certifies that they have carefully reviewed the Closing Disclosure or other settlement statement form and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

SELLER(S):

BUYER(S):



Robert E. Olson

David M. McDonald

Date: 2/25/20

Date: _____



Michaelon Ann Marie Olson

Robin T. Brownson

Date: 2/25/20

Date: _____

Settlement Agent Certification	
I have reviewed the Closing Disclosure form or other settlement statement prepared for this transaction and I agree to disburse the escrow funds in accordance with the Closing Disclosure or other settlement statement, as modified above.	
BONNIE GIBBONS <hr/> Settlement Agent/Attorney Signature BONNIE GIBBONS	2/24/2020 <hr/> Date Signed W215767
<hr/> Settlement Agent/Attorney Printed Name TITLE ALLIANCE OF COLLIER COUNTY, LLC	<hr/> Florida License/Bar Number W209265
<hr/> Title Agency Holding Funds	<hr/> Florida License Number

SALES AGREEMENT SATISFACTION

Premises: 900 Montego Court, Marco Island, FL 34145

The undersigned buyers and sellers agree that all conditions of the Sales Agreement have been satisfied or waived.

Buyers agree to accept property in "as is" condition.

Buyers and sellers further agree to hold harmless all and any real estate agents, real estate companies, lenders, closing and title companies, including employees and agents thereof, from further liabilities and/or remedies.

SELLER(S):

BUYER(S):



Robert E. Olson

David M. McDonald

Date: 2/25/20

Date: _____



Michaelon Ann Marie Olson

Robin T. Brownson

Date: 2/25/20

Date: _____



First American Title

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.


Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

I/We hereby acknowledge receipt of this notice:

SELLER(S):


BUYER(S):


Robert E. Olson

David M. McDonald

Date: 2/25/20

Date: _____


Michaelon Ann Marie Olson

Robin T. Brownson

Date: 2/25/20

Date: _____


**TITLE
ALLIANCE**
OF COLLIER COUNTY, LLC

*An Affiliate of Title Alliance, Ltd.
An ESOP Company*

PRIVACY NOTICE
Purpose of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Title Alliance of Collier County, LLC and First American Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we may receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law. This will only be done in the event the information is required for subsequent insurance, for a claim or for record keeping purposes.

We do not provide nonpublic information about you to any nonaffiliated company whose products and services are being marketed unless you authorize us to do so. These non-affiliated companies are not allowed to use this information for purposes beyond your specific authorization.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.


We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

The Undersigned Customers and their heirs, successors and assigns hereby stipulate and acknowledge that all documents relating to the above referenced file, whether now existing or created hereafter may be stored as electronic images. The originals of the electronically stored documents will be destroyed and the electronic document shall be deemed to serve as the original of the instrument or document thereafter. The Undersigned hereby agree and stipulate that a printed reproduction of the electronically stored document may be used in place of the original in any litigation, correspondence or other proceeding requiring production of the original.

I/We hereby agree and stipulate that the paper original of the electronically stored document will be destroyed after the document is electronically imaged and stored and Title Alliance of Collier County, LLC is entitled to enforce the instrument at the time the paper instrument is destroyed.


Robert E. Olson

Date: 7/25/20


Michael Ann Marie Olson

SURVEY OWNERS AFFIDAVIT

THIS AFFIDAVIT is given to induce First American Title Insurance Company (the insurer) to issue its commitment of title insurance and its final lender's title insurance policy to without a survey exception and without the necessity of the owner obtaining a new survey. Any survey matters shown on the attached survey will be taken exception to.

THE UNDERSIGNED STATES under the penalties of perjury the following:

- 1. That I/we am/are the owner(s) of 900 Montego Court, Marco Island, Collier County, FL.
2. That attached hereto and made a part of this Affidavit is the location survey prepared on my/our behalf by A. Trigo & Associates, Inc. dated 01/07/2020 which I/we obtained at the time of my/our purchase or last refinance of the property.
3. That the location survey as presented has not been altered in any detail since its completion and delivery by the registered property line surveyor or the professional land surveyor.
4. That a physical examination of the property discloses no discrepancy between the property and the location survey.
5. That I(we) have not built or relocated any fence, fences, driveway, walkways, buildings, or accessory structures on the property since the date of the location survey.
6. That no additional structure(s) or improvements exist(s) on the captioned property which are not shown on the attached survey (including, but not limited to fences, walls, sheds or other outbuildings, pools, decks, porches, driveways or walks, garages or structures of any kind).
7. That my neighbors have not built or relocated any fence, fences, driveways, walkways, buildings or accessory structures along or adjacent to my property lines.
8. That no one is adversely holding any portion of the property.
9. That we have not granted any rights or privileges to any party to use, cross over or cross under any portion of the property other than those rights and/or privileges which we have previously disclosed to First American Title Insurance Company and/or its agent.
10. That no one has claimed any portion of the property or is maintaining that he/she and/or they own any portion of the property.
11. That there have been no physical changes in the boundary lines of the property as shown on the location survey.
12. That I(we) have not made any alterations, enlargements and/or additions to the exterior of the improvements as shown on the location survey.

I/We understand that First American Title Insurance Company and/or its agent will rely on the statements in this Affidavit for the purpose of issuing its mortgagee's policy of title insurance and we agree to hold First American Title Insurance Company and/or its agent harmless from any loss, claim or damage caused by their reliance on our statements.

WITNESS my(our) hand(s) this February 28, 2020.

Robert E. Olson SSN/Tax ID: 339-48-5092

Michaelon Ann Marie Olson SSN/Tax ID: 384-56-7258

Sworn to and subscribed before me by means of (x) personal appearance or () online notarization this February 28, 2020, by Robert E. Olson and Michaelon Ann Marie Olson, who are () personally know to me or who () provided F.L.D.L. identification.

Notary Public My commission expires:



ERRORS AND OMISSIONS

PROPERTY ADDRESS: 900 Montego Court, Marco Island, FL 34145

SELLER(S): Robert E. Olson and Michaelon Ann Marie Olson

BUYER(S)/ BORROWER(S): David M. McDonald and Robin T. Brownson

LENDER: Cross Country Mortgage, LLC

In the event any of the documents evidencing the above referenced transaction, misstate, omit, or inaccurately reflect the true and correct terms and provisions of the above referenced transaction or otherwise fail to comply with terms of the sales agreement and/or lenders instructions, it is hereby agreed and understood between the undersigned parties that if errors are discovered with any documents relative to this transaction, whether, in mathematical computation, by reason of omission, misstatement, clerical error, or by reason of verbal information used, i.e. the municipal lien letter, tax certifications, water and sewage letters, homeowners association and payoff statements may be not have been available in writing, said errors will be corrected and adjusted by the borrower and/or seller (whichever is applicable) as soon as said errors are discovered and disclosed to said parties by Title Alliance of Collier County, LLC. If any funds are necessary to remedy any errors, misstatements or omissions, the undersigned hereby agree to accept full responsibility for paying any fees necessary and will remit any funds within 5 days of being requested to do so.

Overnight couriers are generally used by Title Alliance of Collier County, LLC to send out the payoff check(s). On occasion, such overnight couriers do not meet the delivery date requirements due to weather or other unusual conditions. Should the payoff check(s) be insufficient due to such delay, we agree to reimburse Title Alliance of Collier County, LLC within 48 hours of written notice of a shortage in the payoff check(s) resulting from such a delay.

If either seller or borrower shall fail or refuse to immediately adjust and correct any error, misstatement, or omission (and to make any payment or refund necessitated by such adjustment and correction) upon written demand by Title Alliance of Collier County, LLC, and if, as a result thereof Title Alliance of Collier County, LLC shall be required to retain the services of an attorney as to compel adjustment and correction (and any necessary payment or refund) then the party who or which fails to make the adjustment and correction (and any necessary payment or refund) upon demand as aforesaid shall reimburse Title Alliance of Collier County, LLC for its reasonable attorney's fees, court cost and investigative expenses thereby incurred.

I/We hereby authorize Title Alliance of Collier County, LLC, its agents or assigns, to verify or re-verify any and all information as may be necessary as a part of a post quality control plan. A photographic or fax copy of this authorization of the signature(s) of the undersigned may be deemed to be the equivalent of the original and may be used as a duplicate original.

Robert E. Olson and Michaelon Ann Marie Olson

Forwarding address: PO BOX 5100 MARCO ISLAND FLORIDA 34145

Home _____ Cell 239 394-2000 Business _____

Email: _____

Robert E. Olson
Robert E. Olson

Michaelon Ann Marie Olson
Michaelon Ann Marie Olson

State/Commonwealth of FLORIDA
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this

25 day of FEBRUARY 2020 by Robert E. Olson and Michaelon Ann Marie Olson.

[Signature]
(Signature of Notary Public - State of Florida)



Personally Known OR Produced Identification
Type of Identification Produced F.I.D.L.


**TITLE
ALLIANCE**
OF COLLIER COUNTY, LLC

*An Affiliate of Title Alliance, Ltd.
An ESOP Company*

830 Bald Eagle Drive, Marco Island, FL 34145
Phone: 239-259-8501 Fax: 888-495-5117

RELEASE AUTHORIZATION

Re: 900 Montego Court, Marco Island, FL 34145

I/We hereby authorize the settlement agent/officer to release a copy of the preliminary ALTA Settlement Statement or HUD prior to closing, as it breaks down all the fees and charges that the seller and buyer will pay and allow other parties that the sellers and buyers may be working with (see list below) to review it prior to closing for items that may be omitted or that may be inaccurate.


In addition, I/we also give authorization to release a copy of the commitment as necessary to any party who may need it to assist with the clearing of the title.

I/We also authorize the settlement agent/officer to review my documentation at the closing, including documents containing non-public personal information, in the presence of parties related to my transaction, including, but not limited to, those in the list below and allow the release the of final signed ALTA Settlement Statement/HUD to those parties as well:

Listing and selling real estate brokers
Mortgage brokers / companies / investors
Lenders
Attorneys
Other title agencies
Buyers and/or their representatives
Municipality and/or municipal authorities
Homeowners and/or Condominium associations

Please advise the settlement agent/officer in advance if you choose to have your information presented in a private area.

I/We have read, understand and agree to the terms of the Release Authorization and will advise the settlement agent/officer of any objections in advance of the closing.


Robert E. Olson

Date: 2/25/20


Michael Ann Marie Olson

Date: 2/25/20

MAP OF BOUNDARY SURVEY

900 Montego Court

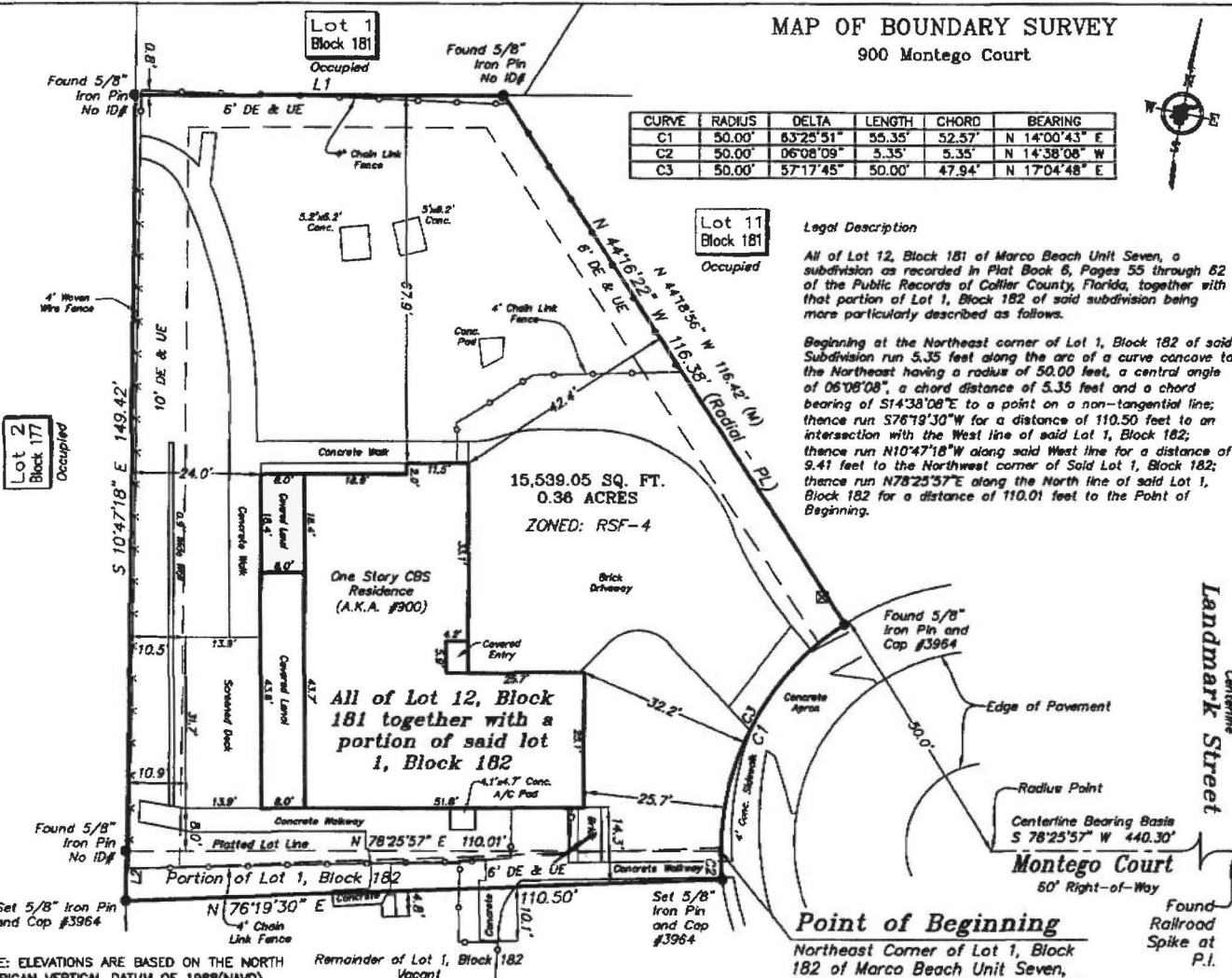
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	50.00'	63°25'51"	55.35'	52.57'	N 14°00'43" E
C2	50.00'	06°08'09"	5.35'	5.35'	N 14°38'08" W
C3	50.00'	57°17'45"	50.00'	47.94'	N 17°04'48" E



Legal Description

All of Lot 12, Block 181 of Marco Beach Unit Seven, a subdivision as recorded in Plat Book 6, Pages 55 through 62 of the Public Records of Collier County, Florida, together with that portion of Lot 1, Block 182 of said subdivision being more particularly described as follows.

Beginning at the Northeast corner of Lot 1, Block 182 of said Subdivision run 5.35 feet along the arc of a curve concave to the Northeast having a radius of 50.00 feet, a central angle of 06°08'08", a chord distance of 5.35 feet and a chord bearing of S14°38'08"E to a point on a non-tangential line; thence run S76°19'30"W for a distance of 110.50 feet to an intersection with the West line of said Lot 1, Block 182; thence run N10°47'18"W along said West line for a distance of 9.41 feet to the Northwest corner of said Lot 1, Block 182; thence run N78°25'37"E along the North line of said Lot 1, Block 182 for a distance of 110.01 feet to the Point of Beginning.

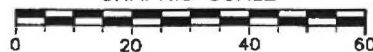


LINE	BEARING	DISTANCE
L1 (PL)	N 78°25'57" E	72.01'
L1 (C)	N 78°25'57" E	88.21'
L1 (M)	N 78°29'48" E	88.17'
L2	N 10°47'18" W	9.41'

NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)

FLOOD ZONE INFORMATION
 FLOOD ZONE: AE EL: 9' (NAVD)
 COMMUNITY: 120426
 PANEL: 12021C0836H
 DATE: 5-16-2012

GRAPHIC SCALE



DESCRIPTION: AS FURNISHED BY CLIENT

See Legal Description

AS RECORDED IN PLAT BOOK 6 PAGE 55 THRU 62 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I HEREBY CERTIFY TO:

ROBERT OLSON

THAT A SURVEY OF THE HEREIN DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 688.001, 688.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.

5J-17.051(3)(b)6 - ADDITION OR DELETION TO ANY REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY OR PARTIES

Digitally signed by David C. Holman No. 6279
 Date: 2020.07.09 09:07:39 -0500 STATE OF FLORIDA

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED. UNDERGROUND IMPROVEMENTS NOT LOCATED, UNLESS NOTED.

LEGEND:

- = FOUND CONCRETE MONUMENT
- = SET CONCRETE MONUMENT (LB # 3964)
- = FOUND IRON PIN
- = SET 5/8" IRON PIN (LB # 3964)
- ▲ = FOUND NAIL
- ⊙ = SET NAIL
- ⊘ = FOUND DRILL HOLE
- ⊙ = SET DRILL HOLE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- L.S. = LAND SURVEYOR BUSINESS
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C/S = CONCRETE SLAB
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT = ●
- ⊕ = WATER METER
- ⊙ = SANITARY CLEAN OUT
- ⊕ = WATER VALVE
- BB = BEARING BASIS-PLAT
- MEAS = MEASURED - M
- CALC. = CALCULATED
- Δ = DELTA ANGLE
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- C = CENTERLINE
- L.S. = LAND SURVEYOR
- EL = ELEVATION
- PL = PLAT
- CEB = CABLE TV SERVICE
- CP = CONC POWER POLE
- ⊕ = TELEPHONE SERVICE
- ⊕ = ELECTRIC SERVICE
- ⊕ = SANITARY MANHOLE
- ⊕ = DEF HYDRANT

SURVEY DATE: 01/07/2020

FIELD BOOK 703 PAGE 30

DRAWN BY: PSC SCALE: 1" = 20'

REVISIONS:	BOOK	PAGE

A. TRIGO & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & MAPPERS
 2225 TRADE CENTER WAY
 NAPLES, FLORIDA 34109
 LAND SURVEYING BUSINESS # 3964

FILE NO: A 19.0361

DISTRIBUTION OF FUNDS

FOR VALUE RECEIVED and intending to be legally bound hereby, the undersigned do hereby direct the Settlement Officer of Title Alliance of Collier County, LLC to distribute the net proceeds of \$ 561,857.12 in the sale (or refinance) of the property at 900 Montego Court, Marco Island, FL 34145, as follows:

100 % of net proceeds in the amount of \$ 561857¹² to ROBERT E. OLSON

_____ % of net proceeds in the amount of \$ _____ to _____

Robert E. Olson
Robert E. Olson

Date: 2/25/20

Michael Ann Marie Olson
Michael Ann Marie Olson

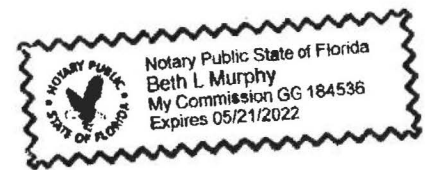
State/Commonwealth of FLORIDA
County of Collier

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 25 day of FEBRUARY, 2020 by Robert E. Olson and Michael Ann Marie Olson.

Beth L. Murphy
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification
Type of Identification Produced F.L.D.L.



CHECKS AND OTHER ITEMS ARE ACCEPTED AND DEPOSITED SUBJECT TO THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE OR ANY APPLICABLE COLLECTION AGREEMENT.

DEPOSIT TICKET

ROBERT E OLSON
PO BOX 6100
MARCO ISLAND FL 34145-5474

Michaelson A. *Michaelson*
OLSON

DATE _____
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

SIGN HERE IF CASH RECEIVED FROM DEPOSIT

Bank of America

ACH R/T 063100277

026009593

DO NOT USE DEPOSIT TICKET HOLDINGS - FOR
AUTOMATIC DEBITS USE YOURS CHECKS

63-27/631 FL

23986

CASH ---

C
H
E
C
K
S

CHECKS OR TOTAL
FROM OTHER SIDE ---

TOTAL
ITEMS SUB TOTAL ---



LESS CASH ---

NET
DEPOSIT \$

⑆540590106⑆ 000086057804⑈

Seller Wire Instructions
for proceeds (Per Mr. Olson)
Call 2/21

Chase Bank

Acct Name: Michael A. Wright
Rev. Trust dated Oct. 95

ABA# 072000326

Acct# 022581195

Mr. Olson Phone #
239-394-2000

2019 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments						
If Paid By	Nov 30, 2019					
Please Pay	\$0.00					
Parcel Number	Legal Description	Mill Code	Escrow Code			
57647600007	MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1	58	OLSON, ROBERT E 900 MONTEGO CT MARCO ISLAND, FL 34145-4434			
Pay in U.S. Funds Drawn on a U.S. Bank To: Collier County Tax Collector 3291 E. Tamiami Trail Naples, FL 34112-5758		POST DATED CHECKS ARE NOT ACCEPTED AND WILL BE RETURNED Visit our website: www.colliertaxcollector.com				
Assessed Value	District	Mill Rate	Assessed Value	Exempt Amt	Taxable Value	Tax Amount
394,404	GENERAL FUND	3.5645	394,404	50,000	344,404	1,227.63
	WATER MANAGEMENT FUND-SOUTH	0.1152	394,404	50,000	344,404	39.68
	BIG CYPRESS BASIN	0.1192	394,404	50,000	344,404	41.05
Exemptions	SCHOOL BOARD - STATE LAW	2.8350	394,404	25,000	369,404	1,047.26
Additional Homestead Homestead	SCHOOL BOARD - LOCAL BOARD	2.2480	394,404	25,000	369,404	830.42
	COLLIER MOSQUITO CONTROL	0.1720	394,404	50,000	344,404	59.24
	C.C. WATER POLLUTION CTRL PGM	0.0293	394,404	50,000	344,404	10.09
	OPERATING CITY OF MARCO ISL	1.8057	394,404	50,000	344,404	621.89
	VETERANS PARK BOND - MARCO	0.0764	394,404	50,000	344,404	26.31
Millage Total		10.9653	Total Ad Valorem		\$3,903.57	
Pay your current taxes online at: http://www.colliertaxcollector.com/		Non-Ad Valorem District	Type of Assessment	Amount		
		19013 District 1 Garbage	Solid Waste	217.50		
Non-Ad Valorem Total				\$217.50		
<i>See reverse side for important information</i>		Combined Ad Valorem and Non-Ad Valorem Total			\$4,121.07	

Please Retain this portion for your records

(Detach and Return with your Payment)

2019 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments					
If Paid By	Nov 30, 2019				
Please Pay	\$0.00				
Parcel Number	Mill Code	Escrow Code			
57647600007	58	OLSON, ROBERT E 900 MONTEGO CT MARCO ISLAND, FL 34145-4434			
	Legal Description	11/20/2019			
	MARCO BCH UNIT 7 BLK 181 LOT 12 & MARCO BCH UNIT 7 BLK 182 LOT 1	Receipt # TAX HSP 1-20-00258531 \$3,956.23			

Paid By On File



January 23, 2020

Mr. David McDonald &
Ms. Robin Brownson
2 Nantucket Drive
North Andover, MA 01845

Dear David & Robin;

After reviewing your credit, assets, and income we are pleased to inform you that your application for mortgage credit to be secured by real estate has been pre-approved.

Your pre-approval is based on the following terms and conditions:

Property Address: TBD
Purchase Price: \$599,000.00
Loan Amount: \$479,000.00
Property Type: SFD
Occupancy Type: Second Home
Loan Product: Conventional financing
Term: 360 months
Rate: Market rate

FINAL LOAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Receipt of title commitment confirming clear and marketable title of the subject property.
2. Subject to satisfactory receipt of fully executed purchase and sale agreement.
3. Subject to receipt of satisfactory appraisal for the subject property.
4. Proof of adequate homeowner's insurance coverage
5. Subject to receipt of updated written verification of assets, income, and liabilities.
6. Verbal re-verification of employment immediately prior to closing.
7. Sufficient funds for closing
8. Underwriting to sign off on all final conditions

Sincerely,

John Amentola

Mortgage Loan Officer
NMLS License# 14262
Cell: (617) 293-6102
Office: (978) 226-6146
EFax: (978) 705-4376
Email: jamentola@myccmortgage.com