

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 12-8538			7. LOAN NUMBER:	
	8. MORTGAGE INS 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 "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BUYER: Charles D. Sabbides and Shirley A. Sabbides, husband and wife Post Office Box 389 Clearwater, FL 33757	E. NAME AND ADDRESS OF SELLER: Michael H. Jarrett Raye-Lee Jarrett Christopher Carson Tracie M. Summers III Joel T. Carson 5298 CR 634S	F. NAME AND ADDRESS OF LENDER: Michael H. Jarrett and Raye-Lee Jarrett 5298 CR 634S Bushnell, FL 33513
G. PROPERTY LOCATION: 5298 CR 634S Bushnell, FL 33513 Sumter County, Florida	H. SETTLEMENT AGENT: RANDALL N. THORNTON, Attorney at Law PLACE OF SETTLEMENT 2031 North C-470 Lake Panasoffke, FL 33538	I. SETTLEMENT DATE: June 14, 2012

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	139,000.00	401. Contract Sales Price	139,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	377.50	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
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.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	139,377.50	420. GROSS AMOUNT DUE TO SELLER	139,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	16,908.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507. (Deposit disb. as proceeds)	
208. Purchase Money Note	59,000.00	508. Purchase Money Note	59,000.00
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/12 to 06/15/12	170.74	511. County Taxes 01/01/12 to 06/15/12	170.74
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	60,170.74	520. TOTAL REDUCTION AMOUNT DUE SELLER	76,078.74
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	139,377.50	601. Gross Amount Due To Seller (Line 420)	139,000.00
302. Less Amount Paid By/For Buyer (Line 220)	(60,170.74)	602. Less Reductions Due Seller (Line 520)	(76,078.74)
303. CASH (X FROM) (TO) BUYER	79,206.76	603. CASH (X TO) (FROM) SELLER	62,921.26

By signing page 2 of this statement, the signatories acknowledge receipt of a completed copy of page 1 of this two page statement. Substantive Form 1089-S.

SELLER'S TAX ID SOLICITATION. THE INFORMATION IN BLOCKS E, G, H, I AND ON LINES 401, 405, 407 AND 409 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 MAY 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 TAXPAYER IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE THE SETTLEMENT AGENT WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the 2012 Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on Form 4797, Sales of Business Property, Form 6252, Installment Sale Income, and/or Schedule D (Form 1040), Capital Gains and Losses. You may have to recapture (pay back) all or part of a Federal mortgage subsidy if all the following apply: a) You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate; b) Your original mortgage loan was provided after 1990; and, c) You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy. This will increase your tax. See Form 8928, Recapture of Federal Mortgage Subsidy, and Pub. 523, Selling Your Home.

If you have already paid the real estate tax for the period that includes the sale date, subtract the amounts on Lines 406, 407 & 408 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other Income" line of Form 1040. For more information, see Pub. 523.

For Paperwork Reduction Act Notice, see the 2012 Instructions for Forms 1069, 1099, 5498, and W-92.
 Department of the Treasury - Internal Revenue Service

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN BELOW ON THIS STATEMENT IS MY CORRECT TAXPAYER IDENTIFICATION NUMBER.

Seller's Signature Tax ID/SSN:	Seller's Signature Tax ID/SSN:	Seller's Signature Tax ID/SSN:	Seller's Signature Tax ID/SSN:
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L. SETTLEMENT CHARGES				PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price		\$ 139,000.00 @ 7.0000 %	9,730.00		
Division of Commission (line 700) as Follows:					
701. \$ 9,730.00	to	Century 21-Prime Property Resources, Inc.			
702. \$	to				
703. Commission Paid at Settlement					9,730.00
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Ins. App. Fee		to			
807. Assumption Fee		to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days 6.0000%)		
902. MIP Tollns. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium for	1.0 years	to			
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	years	@ \$	per year		
1002. Mortgage Insurance	years	@ \$	per year		
1003. City/Town Taxes	years	@ \$	per year		
1004. County Taxes	years	@ \$	per year		
1005. Assessments	years	@ \$	per year		
1006.	years	@ \$	per year		
1007.	years	@ \$	per year		
1008.	years	@ \$	per year		
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to	RANDALL N. THORNTON, Attorney at Law			275.00
1102. Abstract or Title Search	to	RANDALL N. THORNTON, Attorney at Law			50.00
1103. Title Review Fee	to	RANDALL N. THORNTON, Attorney at Law			75.00
1104. Overnight Mail	to	RANDALL N. THORNTON, Attorney at Law			40.00
1105. Cost of Partition Acclion	to	RANDALL N. THORNTON, Attorney at Law			4,465.00
1106. Notary Fees	to				
1107. Attorney's Fees	to				
<i>(includes above item numbers:)</i>					
1108. Title Insurance	to	Commonwealth Land Title Insurance Company			770.00
<i>(includes above item numbers:)</i>					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$	139,000.00	770.00		
1111. Special Master Fee	to	Kelly Rice			500.00
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$ 35.50; Mortgage \$ 18.50; Releases \$				54.00	
1202. City/County Tax/Stamps: Deed ; Mortgage					
1203. State Tax/Stamps: Revenue Stamps 973.00; Mortgage 205.50				205.50	973.00
1204. Mortgage Intangible Tax to Sumter County Register of Deeds				118.00	
1205. Obtain and record death cert. to Clerk of Court					30.00
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				377.50	16,908.00

Certified to be a true copy.

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: Charles D. Sabbides and Shirley A. Sabbides, husband and wife
Seller: Michael H. Jarrett
Raye-Lee Jarrett
Christopher Carson
Tracie M. Summersill
Joel T. Carson
Lender: Michael H. Jarrett and Raye- Lee Jarrett
Settlement Agent: RANDALL N. THORNTON, Attorney at Law
(352)793-4040
Place of Settlement: 2031 North C-470
Lake Panasoffke, FL 33538
Settlement Date: June 14, 2012
Property Location: 5298 CR 634S
Bushnell, FL 33513
Sumter County, Florida

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.

Charles D. Sabbides

Shirley A. Sabbides

Michael H. Jarrett

Raye-Lee Jarrett

Christopher Carson

Tracie M. Summersill

Joel T. Carson

Kelly Rice, Special Master

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

RANDALL N. THORNTON, Attorney at Law
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

DISTRIBUTION OF PROCEEDS JARRETT TO SABBIDES

NET CASH PROCEEDS FROM SALE	\$ 62,921.26
PLUS PURCHASE MONEY MORTGAGE	59,000.00
TOTAL NET PROCEEDS	\$121,921.21
1/3 TO RAYE-LEE JARRETT	\$40,640.21
1/3 TO MICHAEL JARRETT	40,640.21
1/9 TO TRACIE SUMMERSILL	13,546.81
1/9 TO JOEL T. CARSON	13,546.81
1/9 TO CHRISTOPHER CARSON	13,546.81
THIS AMOUNT PAYABLE TO SATISFY LIENS	
A. FINAL MONEY JUDGMENT OR 2116, PG 575	1,043.00
B. ORDER FOR LIEN OR 2118 PG 263	100.00
C. RESTITUTION LIENS (PARTIAL)	12,403.81
NET TO CHRISTOPHER IS	00
CASH PAYABLE TO TRACIE, JOEL AND FOR CHRISTOPHER	\$40,640.21
BALANCE OF CASH SPLIT BETWEEN MICHAEL AND RAYE-LEE	\$11,130.42 EA
REIMBURSE RAYE FOR COSTS ADVANCED ON PARTITION	\$ 1,100.00
PURCHASE MONEY MORTGAGE TO BE PAYABLE TO RAYE-LEE AND MICHAEL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	\$59,000.00

AGREED _____, 2012

MICHAEL H. JARRETT

RAYE-LEE JARRETT

TRACIE M. SUMMERSILL

JOEL T. CARSON

CHRISTOPHER CARSON