

This instrument prepared by  
and should be returned to:

SI Valbh, Esq.  
Bogin Munns & Munns, PA  
1000 Legion Place, 10<sup>th</sup> Floor  
Orlando, FL 32801

Parcel ID #: 17-23-30-0000-00-008

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and executed effective as of this 29<sup>th</sup> day of May, 2020, by **SHAYONA OF ORLANDO LLC**, a Florida limited liability company, whose address is 5050 S. Conway Road, Orlando, FL 32812 (hereinafter referred to as the "Grantor") to **D-LAND LLC**, a Florida limited liability company, whose address is 10273 Hart Branch Circle, Orlando, FL 32832 (hereinafter referred to as the "Grantee");

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee those certain pieces, parcels or tracts of land situated in Orange County, Florida more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property (all of the foregoing being hereinafter referred to as the "Subject Property");

TO HAVE AND TO HOLD the Subject Property in fee simple forever; and the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

The Subject Property is not Grantor's homestead.

The conveyance made herein, however, is expressly made SUBJECT TO easements, restrictions and other matters of record, this reference to which shall not act to reimpose same, and taxes and assessments for the year 2020 and thereafter which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered

SHAYONA OF ORLANDO LLC

[Signature]  
Name: TUSHAR PATEL

By: [Signature]  
Print Name: HARSHAD PATEL

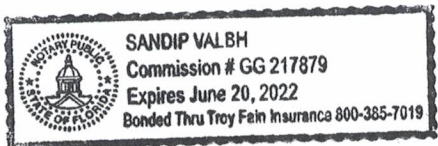
[Signature]  
Name: S-I VALBH

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of May, 2020 by Harshad Patel, as Manager of Shayona of Orlando LLC, a Florida limited liability company. He is personally known to me or has produced FL. Drivers License as identification.

[Notary Seal]

[Signature]  
Notary Public



S-I VALBH  
Name typed, printed or stamped  
My Commission Expires: June 20, 2022

EXHIBIT A  
**LEGAL DESCRIPTION**

From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 23 South, Range 30 East, Orange County, Florida, run South 00 degrees 06 minutes 21 seconds West, along the East line of said Northwest 1/4 of the Southeast 1/4, a distance of 1338.57 feet to the Southeast corner of the said Northwest 1/4 of the Southeast 1/4; thence South 89 degrees 50 minutes 25 seconds West, along the South line of the said Northwest 1/4 of the Southeast 1/4, a distance of 53.0 feet; thence run South 00 degrees 06 minutes 21 seconds West, a distance of 556.0 feet to the Point of Beginning; from said Point of Beginning, continue South 00 degrees 06 minutes 21 seconds West, a distance of 120.0 feet; thence South 89 degrees 50 minutes 19 seconds West, a distance of 130.0 feet; thence North 00 degrees 06 minutes 21 seconds East, a distance of 120.0 feet; thence North 89 degrees 50 minutes 25 seconds East, a distance of 130.0 feet to the Point of Beginning.

Together with an Agreement as to Party Wall and Cross Parking and Use Agreement recorded in Official Records Book 2599, Page 1171, then Amended and recorded in Official Records Book 2895, Page 6, and Official Records Book 3158, Page 106, and instrument #20190602974 of the Public Records of Orange County, Florida.

**A. Settlement Statement**

**B. Type of Loan**

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	<b>6. File Number</b> 2191361	<b>7. Loan Number</b> ID:	<b>8. Mortg. Ins. Case Num.</b>
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

**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 informational purposes and are not included in the totals.

**D. NAME OF BORROWER:** D-Land LLC, a Florida limited liability company  
**Address of Borrower:** 10273 Hart Branch Cir, Orlando, Florida 32832

**E. NAME OF SELLER:** Shayona of Orlando, a Florida limited liability company  
**Address of Seller:** 5050 South Conway Road, Orlando, Florida 32812 **TIN:** 45-3075332

**F. NAME OF LENDER:**  
**Address of Lender:**

**G. PROPERTY LOCATION:** 5050 Conway Rd., Orlando, Florida 32812

**H. SETTLEMENT AGENT:** Bogin, Munns & Munns, P.A. ORL **TIN:** 20-3886534  
**Place of Settlement:** 1000 Legion Place, Suite 1000, Orlando, Florida 32801 **Phone:** 407-578-1334

**I. SETTLEMENT DATE:** 5/29/20 **DISBURSEMENT DATE:** 5/29/20

J. Summary of borrower's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from borrower:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	837,500.00	401. Contract sales price	837,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	2,483.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20	184.25	409. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20	184.25
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from borrower:</b>	<b>840,167.25</b>	<b>420. Gross amount due to seller:</b>	<b>837,684.25</b>
<b>200. Amounts paid or in behalf of borrower:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	325,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	12,755.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	462,000.00
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/20 to 05/29/20	2,184.12	511. County taxes from 01/01/20 to 05/29/20	2,184.12
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for borrower:</b>	<b>327,184.12</b>	<b>520. Total reductions in amount due seller:</b>	<b>476,939.12</b>
<b>300. Cash at settlement from/to borrower:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from borrower (line 120)	840,167.25	601. Gross amount due to seller (line 420)	837,684.25
302. Less amount paid by/for the borrower (line 220)	(327,184.12)	602. Less total reductions in amount due seller (line 520)	(476,939.12)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower:	512,983.13	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	360,745.13

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. 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.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

L. Settlement charges				Borrower	POC	Seller	POC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700.	Total Sales/Brokers Com. based on price	\$837,500.00	@	%	=				
701.		%	to						
702.		%	to						
703.	Commission paid at settlement								
704.		to							
800. Items payable in connection with loan:				Borrower	POC	Seller	POC		
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 insurance application fee	to							
807.	Assumption Fee	to							
808.		to							
809.		to							
810.		to							
811.		to							
900. Items required by lender to be paid in advance:				Borrower	POC	Seller	POC		
901.	Interest from	to	@	/day					
902.	Mortgage insurance premium for	months	to						
903.	Hazard insurance premium for	years	to						
904.	Flood insurance premium for	years	to						
905.		years	to						
1000. Reserves deposited with lender:				Borrower	POC	Seller	POC		
1001.	Hazard insurance	months	@	per month					
1002.	Mortgage insurance	months	@	per month					
1003.	City property taxes	months	@	per month					
1004.	County property taxes	months	@	per month					
1005.	Annual assessments	months	@	per month					
1006.	Flood insurance	months	@	per month					
1007.		months	@	per month					
1008.		months	@	per month					
1009.	Aggregate accounting adjustment								
1100. Title charges:				Borrower	POC	Seller	POC		
1101.	Settlement or closing fee	to	Bogin, Munns & Munns, P.A. ORL				500.00	500.00	
1102.	Abstract or title search	to	Westcor Land Title Insurance Company					260.00	
1103.	Title examination	to							
1104.	Title insurance binder	to							
1105.	Document preparation	to							
1106.	Notary fees	to							
1107.	Attorney's Fees	to	Bogin, Munns & Munns, P.A. ORL					1,750.00	
	(includes above item numbers:		)						
1108.	Title Insurance	to	Westcor Land Title Insurance Company/Bogin, Munns&					4,262.50	
	(includes above item numbers:		)						
1109. Lender's coverage (Premium):									
1110.	Owner's coverage (Premium):	\$837,500.00	(\$4,262.50)						
1111.	Endorse:								
1112.		to							
1113.		to							
1200. Government recording and transfer charges:									
1201.	Recording fees	Deed	\$18.50	Mortgage(s)	Releases		18.50		
1202.	City/county tax/stamps	Deed		Mortgage(s)					
1203.	State tax/stamps	Deed	\$5,862.50	Mortgage(s)				5,862.50	
1204.	E-Recording Fee			to Simplifile			4.50		
1205.		to							
1300. Additional settlement charges:				Borrower	POC	Seller	POC		
1301.	Survey	to	Atlantic Surveying Inc.				1,960.00		
1302.	Pest Inspection	to							
1303.	Lien Search	to	Florida Municipal Lien Search					120.00	
1304.		to							
1305.		to							
1306.		to							
1307.		to							
1308.		to							
1309.									
1400. Total settlement charges:									
( Enter on lines 103, Section J and 502, Section K )							2,483.00	12,755.00	

## HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 2191361

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.

### Borrower(s)

D-Land LLC  
a Florida limited liability company

By: 

An D. Dang  
Manager

### Seller(s)

Shayona of Orlando LLC  
a Florida limited liability company

By: 

Harshad Patel  
Managing Member

(Corporate Seal)

### Settlement Agent

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.

Bogin, Munns & Munns, P.A. ORL

By: 

Date: 5-29-2020

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