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 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");

#### WITNESSETH:

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 QRLANDO LLC PATEL Name: Print Name: HARSHAD PATEL Name: STATE OF FLORIDA COUNTY OF ORANGE The foregoing instrument was acknowledged before me by means of physical presence or □ online notarization, this <u>≥ 9</u> 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. Plantes Le l'as identification. [Notary Seal] Notary Public SANDIP VALBH Commission # GG 217879 Name typed, printed or stamped Expires June 20, 2022

My Commission Expires:

# 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.

**DISBURSEMENT DATE: 5/29/20** 

5050 Conway Rd., Orlando, Florida 32812

1000 Legion Place, Suite 1000, Orlando, Florida 32801

Bogin, Munns & Munns, P.A. ORL

F. NAME OF LENDER:
Address of Lender:
G. PROPERTY LOCATION:

H. SETTLEMENT AGENT:

Place of Settlement:

303. Cash ( ✓ From ☐ To ) Borrower:

I. SETTLEMENT DATE:

J. Summary of borrower's transaction	
101. Contract sales price   837,500.00   401. Contract sales price   102. Personal property   402. Personal property   402. Personal property   403. Settlement charges to borrower (Line 1400)   2,483.00   403.   404.   405.   405.   405.   405.   405.   405.   405.   405.   405.   405.   405.   405.   405.   405.   407. County taxes   409. 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   410.   411.   411.   411.   411.   411.   412.   412.   412.   412.   412.   412.   412.   412.   412.   412.   412.   412.   413.   413.   414.   414.   415.	
102. Personal property	007 500 0
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Adjustments for items paid by seller in advance:  406. City/town taxes  407. County taxes  408. Assessments  408. Assessments  409. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20  110.  111.  112.  113.  114.  112.  114.  112.  114.  112.  115.  120. Amounts paid or in behalf of borrower:  201. Deposit or earnest money  202. Principal amount of new loan(s)  203. Existing loan(s) taken subject to  204. Pryncipal amount of second mortgage  205.  206.  207. Principal amount of second mortgage  208.  207. Principal amot of mortgage held by seller  208.  209.  209.  209.  209.  201. Deposit or earnest money  205.  206.  207. Principal amount of new loan(s)  208.  209.  209.  201. Deposit or earnest money  201. Deposit or earnest money  202. Settliment charges to seller (line 1400)  203. Existing loan(s) taken subject to  204. Payoff of first mortgage loan  205.  206.  207. Principal amount of mortgage loan  208.  209.  20	
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107. County taxes 108. Assessments 109. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20 110. 109. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20 110. 111. 111. 112. 113. 114. 115. 115. 115. 115. 115. 115. 115	WC (FOLE)
108. Assessments	
109. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20 110.	
110.	404.0
111.	184.25
112.	
120. Gross amount due from borrower:   200. Amounts paid or in behalf of borrower:   201. Deposit or earnest money   325,000.00     202. Principal amount of new loan(s)   501. Excess deposit (see instructions)     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     205.   505. Payoff of second mortgage loan     206.   506. Deposits held by seller   507. Principal amt of mortgage held by seller     208.   508.     209.   509.     Adjustments for items unpaid by seller:   40     210. City/town taxes   510. City/town taxes     211. County taxes from 01/01/20 to 05/29/20   2,184.12     212. Assessments   513.     213.   513.     214.   514.     215.   515.     216.   516.     217.   218.   518.     219.   220. Total paid by/for borrower:   327,184.12     300. Cash at settlement from/to borrower   840,167.25     420. Gross amount due to seller:   500. Reductions in amount due to seller:   500. Reductions in amount due to seller:   500. Excess deposit (see instructions)     500. Reductions in amount due to seller:   500. Excess deposit (see instructions)     501. Excess deposit (see instructions)   502. Extlement charges to seller (line 1400)     502. Exiting loan(s) taken subject to   501. Excess deposit (see instructions)   501. Excess deposit (see instructions)   502. Extlement due to seller:   500. Cash at settlement to from seller:   500. Cash at settlement from to seller:   500. Cash at settlement from	
200. Amounts paid or in behalf of borrower:   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)     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     205.   505. Payoff of second mortgage loan     206.   506. Deposits held by seller     207. Principal amt of mortgage held by seller     208.   509.     209.   40justments for items unpaid by seller:     210. City/town taxes   510. City/town taxes     211. County taxes from 01/01/20 to 05/29/20     212. Assessments   512. Assessments     213.   513.     214.   514.     215.   515.     216.   516.     217.   517.     218.   519.     220. Total paid by/for borrower:   327,184.12     520. Total reductions in amount due to seller     300. Cash at settlement from/to borrower     340,167.25     601. Gross amount due to seller	
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204. Principal amount of second mortgage       504. Payoff of first mortgage loan         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.       Adjustments for items unpaid by seller:         210. City/town taxes       510. City/town taxes         211. 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.         220. Total paid by/for borrower:       327,184.12       520. Total reductions in amount due seller:         300. Cash at settlement from/to borrower:       600. Cash at settlement to/from seller:         301. Gross amount due from borrower       840,167.25       601. Gross amount due to seller	12,733.00
205.   505. Payoff of second mortgage loan	462,000.00
206.   506. Deposits held by seller   207. Principal amt of mortgage held by seller   507. Principal amt of mortgage held by seller   508.   508.   209.   509.   Adjustments for items unpaid by seller:   Adjustments for items unpaid by seller:   510. City/town taxes   510.	462,000.00
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301. Gross amount due from borrower 840,167.25 601. Gross amount due to seller	476,939.12
010,107.20	
(line 120) (line 420)	837,684.25
302. Less amount paid by/for the borrower (327,184.12) 602. Less total reductions in amount due seller (4	76,939.12)
(line 220) (line 520)	

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.

512,983.13 603. Cash ( To From ) Seller:

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).

360,745,13

TIN: 20-3886534

Phone: 407-578-1334

1 0 11	U.S.	Department of Housing	and Urban Development		P
L. Settlement charges				OCSeller POC Paid from	Paid fro
700. Total Sales/Brokers Com. ba		7,500.00 @	% =	Borrower's Funds at	Seller Funds
701.	% to			Settlement	Settlen
702.	% to				
703. Commission paid at settlem					
704. 800. Items payable in connection	to to		Possesses D	000-11 000	
801. Loan origination fee	% to		Dorrower P	OCSeller POC	PARTICIPATION OF THE PARTICIPA
802. Loan discount	% to				
803. Appraisal fee	to				
804. Credit report					
	to				
805. Lender's inspection fee	to				
806. Mortgage insurance applica	tion fee to				
807. Assumption Fee	to				
808.	to				
809.	to				
810.	to				
811.	to				
900. Items required by lender to b		NESTREAD PARTY	Borrower Po	OCSeller POC	
901. Interest from	to	@	/day	SOCCILCI T GG	
902. Mortgage insurance premium			ruug		
903. Hazard insurance premium for	· · · · · · · · · · · · · · · · · · ·				
904. Flood insurance premium for					
905.	years to				
1000. Reserves deposited with le	ender:			OCSeller 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 @			
		months @	per month		
009. Aggregate accounting adjus	stment	months @	per month		
1009. Aggregate accounting adjust 1100. Title charges:		Section of	Borrower PC	DCSeller POC	
1009. Aggregate accounting adjus 1100. Title charges: 1101. Settlement or closing fee	to Bogin, Mu	inns & Munns, P.A. ORL	Borrower PC	DCSeller POC 500.00	50
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1009. Aggregate accounting adjus 1100. Title charges: 1101. Settlement or closing fee 1102. Abstract or title search	to Bogin, Mu	inns & Munns, P.A. ORL	Borrower PC		
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#### **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

An D. Dang Manager

Seller(s)

Shayona of Orlando LLC

a Florida limited liability company

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. MORL

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.