

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 21-03078

Parcel No.: R02032-104

Inst: 202112013464 Date: 07/08/2021 Time: 9:47 AM
Page 1 of 1 B: 1441 P: 2120, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp: Deed: 385.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of June, 2021, by **BRADY K. DICKS** and **CASEY U. DICKS, HUSBAND AND WIFE**, hereinafter called the Grantors, to **MICHELLE FALLER**, whose post office address is 19708 78TH PLACE, LIVE OAK, FL 32060, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lot 4, HILLS OF HUNTSVILLE, a subdivision, according to the map or plat thereof as recorded in Plat Book 8, Pages 126-129, Public Records, Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Brady Dicks L.S.
Name: BRADY K. DICKS
Address: PO BOX 1052, LAKE CITY, FL 32056

Casey U. Dicks L.S.
Name: CASEY U. DICKS
Address: PO BOX 1052, LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of June, 2021, by BRADY K. DICKS and CASEY U. DICKS, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23



Ing,

I COMPLIANCE AGREEMENT

RE: Sale/Purchase

FILE NO.: 21-03078

SETTLEMENT DATE: June 28, 2021

PROPERTY: TBD NW MILO TERRACE, LAKE CITY, FL 32055

SETTLEMENT AGENT: Integrity Title Services, LLC

The undersigned agree, upon request of Settlement Agent or persons acting on behalf of Settlement Agent, to cooperate fully in correcting or offsetting any errors made in the settlement of the captioned transaction and, for that purpose, further agree:

- to execute, acknowledge, deliver or record any such document, pay or deliver any such funds, and take any such other action as Settlement Agent may reasonably deem necessary or desirable to ensure the proper conveyances of title and security interests, the proper collection and disbursement of funds, and the proper fulfillment of any other obligation provided for under the terms of the contracts, loan commitments and other agreements applicable to this transaction.
- to comply with any such requests within a reasonable period of time as specified by Settlement Agent.

Failure to comply with such requests may constitute default, and Settlement Agent may pursue its available remedies to compel a party in default to fulfill his, her or its obligations.

This agreement shall survive settlement.

SELLERS:

BUYER:

Brady Dicks

BRADY K. DICKS

Casey U. Dicks

CASEY U. DICKS

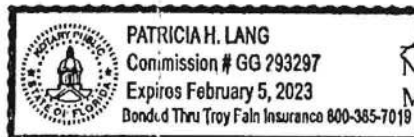
Michelle Faller

MICHELLE FALLER

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

Subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization in the jurisdiction aforesaid on June 28, 2021 by MICHELLE FALLER, who is personally know to me or who has produced Driver's License as identification.

[SEAL]



Patricia Lang

Notary Public

My commission expires _____

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

Subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization in the jurisdiction aforesaid on June 28, 2021 by BRADY K. DICKS and CASEY U. DICKS, who are personally know to me or who have produced Driver's License as identification.

[SEAL]



Patricia Lang

Notary Public

My commission expires _____

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 21-03078

Parcel No.: R02032-104

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IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

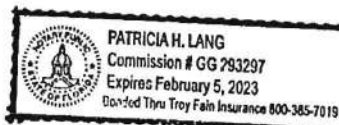
Brady Dicks L.S.
Name: BRADY K. DICKS
Address: PO BOX 1052, LAKE CITY, FL 32056

Casey U. Dicks L.S.
Name: CASEY U. DICKS
Address: PO BOX 1052, LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of June, 2021, by BRADY K. DICKS and CASEY U. DICKS, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23



CONTRACT CERTIFICATION

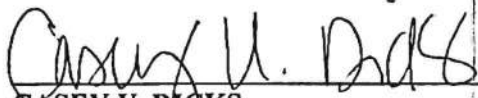
Settlement Date: **June 28, 2021**
Property Address: **TBD NW MILO TERRACE, LAKE CITY, FL 32055**
Buyer/Borrower: **MICHELLE FALLER**
Sellers: **BRADY K. DICKS and CASEY U. DICKS**
Loan Number: **1110048250**
FHA/VA Number:
File Number: **21-03078**

The undersigned hereby certify that the terms of the agreement of sale dated March 24, 2021, are true and that the terms of said agreement have been met to satisfaction of all parties

SELLERS:



BRADY K. DICKS



CASEY U. DICKS

BUYERS:



MICHELLE FALLER

Dated: June 28, 2021

Tax Proration Agreement

Re: Sale/Purchase

File No.: 21-03078

Buyer: MICHELLE FALLER

Sellers: BRADY K. DICKS and CASEY U. DICKS

Date: June 28, 2021

Property: TBD NW MILO TERRACE, LAKE CITY, FL 32055

The current year's tax bill has not yet been issued and is not expected to be issued until November. Accordingly, the undersigned Buyer and Sellers hereby understand and agree that the HUD-1 Settlement Statement prepared for the captioned transaction includes:

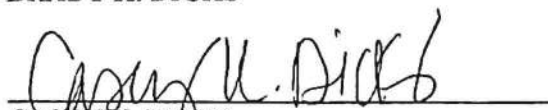
- ☒ [X] AN ESTIMATED PRORATION of 2021 real estate taxes. The proration was based on information from the county tax department, but the actual amount for the current year may vary due to a change in assessment or millage rate. When the 2021 tax bill is issued, it may be appropriate to adjust the proration according to that bill. Any adjustment will be decided between the parties. Integrity Title Services, LLC will provide assistance, if requested, but will not be responsible for effecting an adjustment or for collecting or paying any amounts due.
- ☐ [] NO PRORATION of 2021 real estate taxes. Buyer will be responsible for paying all taxes owed for the current year.

The undersigned Buyer and Sellers hereby hold Integrity Title Services, LLC harmless from any loss or injury resulting from the proration of taxes, or lack thereof, in the captioned transaction.

Credit to Purchaser is \$274.13.


MICHELLE FALLER


BRADY K. DICKS


CASEY U. DICKS

A Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 21-03078	7. Loan Number 1110048250	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> 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 information purposes and are not included in the totals. 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.					TitleExpress Settlement System Printed 06/25/2021 at 15:51:08
D. NAME OF BORROWER: MICHELLE FALLER					
ADDRESS: 19708 78TH PLACE, LIVE OAK, FL 32060					
E. NAME OF SELLER: BRADY K. DICKS and CASEY U. DICKS					
ADDRESS: PO BOX 1052, LAKE CITY, FL 32056					
F. NAME OF LENDER:					
ADDRESS:					
G. PROPERTY ADDRESS: TBD NW MILO TERRACE, LAKE CITY, FL 32055					
LOT 4 HILLS OF HUNTSVILLE, COLUMBIA COUNTY, FLORIDA					
H. SETTLEMENT AGENT: Integrity Title Services, LLC					
PLACE OF SETTLEMENT: 757 WEST DUVAL STREET, Lake City, FL 32055					
I. SETTLEMENT DATE: 06/28/2021					
J. SUMMARY OF BORROWER'S TRANSACTION:			K. SUMMARY OF SELLER'S TRANSACTION:		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price		55,000.00	401. Contract sales price		55,000.00
102. Personal Property			402. Personal Property		
103. Settlement charges to borrower (line 1400)		110.00	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			406. City/town taxes		
107. County taxes			407. County taxes		
108. Assessments 06/28/21 to 09/30/21		15.81	408. Assessments 06/28/21 to 09/30/21		15.81
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		55,125.81	420. GROSS AMOUNT DUE TO SELLER		55,015.81
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money		5,000.00	501. Excess Deposit (see instructions)		
202. Principal amount of new loans			502. Settlement charges to seller (line 1400)		1,186.25
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of First Mortgage Loan		
205.			505.		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes			510. City/town taxes		
211. County taxes 01/01/21 to 06/28/21		274.13	511. County taxes 01/01/21 to 06/28/21		274.13
212. Assessments			512. Assessments		
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER		5,274.13	520. TOTAL REDUCTION AMOUNT DUE SELLER		1,460.38
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)		55,125.81	601. Gross amount due to seller (line 420)		55,015.81
302. Less amounts paid by/for borrower (line 220)		5,274.13	602. Less reduction amount due seller (line 520)		1,460.38
303. CASH FROM BORROWER		49,851.68	603. CASH TO SELLER		53,555.43

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.

You are required by law to provide the settlement agent (Fed. Tax ID No. _____) 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.

TIN: _____ / _____ SELLER(S) SIGNATURE(S) _____ / _____

SELLER(S) NEW MAILING ADDRESS _____

SELLER(S) PHONE NUMBERS _____

(H) _____ (W) _____

U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

File Number: 21-03078

Form HUD-1 (3.85) ref Handbook 4305.2

FINAL PAGE 2

TitleExpress Settlement System Printed 06/25/2021 at 15:51:00

L SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700	TOTAL SALES/BROKER'S COMMISSION based on price \$55,000.00 =				
Division of commission (line 700) as follows:					
701	\$	to			
702	\$	to			
703	Commission paid at Settlement				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801	Loan Origination Fee	%			
802	Loan Discount	%			
803	Appraisal Fee				
804	Credit Report				
805	Lender's Inspection Fee				
806	Mortgage Application Fee				
807	Assumption Fee				
808					
809					
810					
811					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901	Interest From	to	@ \$ /day		
902	Mortgage Insurance Premium for	to			
903	Hazard Insurance Premium for	to			
904					
905					
1000. RESERVES DEPOSITED WITH LENDER FOR					
1001	Hazard Insurance	mo. @ \$	/mo		
1002	Mortgage Insurance	mo. @ \$	/mo		
1003	City Property Tax	mo. @ \$	/mo		
1004	County Property Tax	mo. @ \$	46.84 /mo		
1005	Annual Assessments	mo. @ \$	5.07 /mo		
1009	Aggregate Analysis Adjustment			0.00	0.00
1100. TITLE CHARGES					
1101	Settlement or closing fee	to Integrity Title Services, LLC		100.00	400.00
1102	Abstract or title search	to FIRST AMERICAN TITLE INSURANCE COMPANY			85.00
1103	Title examination				
1104	Title insurance binder				
1105	Document Preparation				
1106	Notary Fees				
1107	Attorney's fees				
	(includes above items No.)				
1108	Title Insurance	to FIRST AMERICAN TITLE INSURANCE COMPANY			316.25
	(includes above items No.)				
1109	Lender's Policy				
1110	Owner's Policy	55,000.00 - 316.25			
1111					
1112					
1113					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201	Recording Fees Deed \$ 10.00	Mortgage \$	Release \$	10.00	
1202	Documentary Stamps Deed	Deed \$ 385.00	Mortgage \$		385.00
1203	Documentary Stamps Mtg	Deed \$	Mortgage \$		
1204	Intangible Tax	Deed \$	Mortgage \$		
1205					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301	Survey				
1302	Pest Inspection				
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)					
				110.00	1,186.25

HUD CERTIFICATION OF BUYER AND SELLER

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.

Michelle Hall
MICHELLE HALLER

Brady Dicks
BRADY K. DICKS

Casey K. Dicks
CASEY K. DICKS

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.

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 the statement.

SETTLEMENT AGENT

James A. Miller

DATE 6/28