

ORIGIN ID:PBIA (561) 354-1050
FIRST INTERNATIONAL TITLE - JUPITER

1930 COMMERCE LANE, SUITE 2

JUPITER, FL 33458
UNITED STATES US

SHIP DATE: 20NOV24
ACTWGT: 1.00 LB
CAD: 108194393/WSXI3000

BILL SENDER

TO **FIRST INTERNATIONAL TITLE - JUPITER**

**825 PARKWAY STREET
SUITE 8 CO WATERFRONT PROP
JUPITER FL 33458**

(561) 354-1050

REF: 250230-35

INV:
PO:

DEPT:

58CJ839D3IC6C4



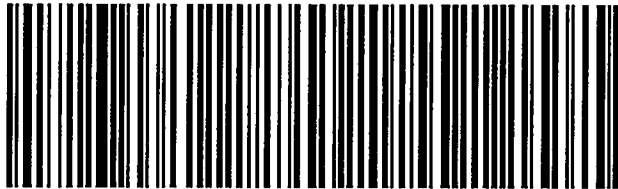
**THU - 21 NOV 5:00P
STANDARD OVERNIGHT**

TRK#
| 0201 | **2820 4702 3049**

3E PBIA

33458

FL-US PBI



File No./Escrow No.: 250230-35 First International Title - Jupiter Branch
 Print Date & Time: 11/20/24 12:46 PM ALTA Universal ID: 1120487
 Officer/Escrow Officer: Kelly Newell 1930 Commerce Lane, Suite 2
 Settlement Location: Jupiter, FL 33458
 First International Title - Jupiter Branch
 1930 Commerce Lane, Suite 2
 Jupiter, FL 33458

Property Address: TEQUESTA GARDEN COND NO 5 UNIT 101 BLDG K
 3 Garden Street 101K
 Tequesta, FL 33469
 Borrower: Christine B. Reip as Trustee of the Barbara S. Jurka GST Trust
 Seller: Donald J. DeBeltz Jr.
 1498 Norland Circle
 Grand Forks, ND 58201
 See Addendum for Additional Seller(s)
 Loan Number:
 Settlement Date: 12/05/2024
 Disbursement Date:
 Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$350,000.00	Sale Price of Property	\$350,000.00	
		Deposit		\$30,000.00
	\$7,500.00	Sale Price of Any Personal Property Included in the Sale	\$7,500.00	
		Prorations/Adjustments		
	\$337.76	County Property Taxes from 12/05/2024 to 12/31/2024	\$337.76	
	\$84.43	Solid Waste from 12/05/2024 to 09/30/2025	\$84.43	
		Title Charges & Escrow / Settlement Charges		
\$795.00		Title - Settlement or Closing Fee to First International Title		
\$225.00		Title - Title Search to First International Title		
\$1,825.00		Title - Owner's Title Insurance(\$350,000.00) to First International Title		
		Commission		
\$10,500.00		Real Estate Commission - Buyer's Realtor to Keller Williams Realty Jupiter		
\$10,500.00		Real Estate Commission - Seller's Realtor to Waterfront Properties & Club Communities		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Simplifile / E-Recording	\$27.60	
\$2,450.00		Deed Tax/Stamps to Simplifile / E-Recording		
		Intangible Tax		
		Mortgage Tax/Stamps		
		Miscellaneous		
		Survey Fee to Estimate		
\$4,729.97		Property Taxes to Palm Beach County Tax Coll		
		Broker Compensation fee to Keller Williams Realty Jupiter	\$325.00	
		Electronic Recording Fee to Simplifile / E-Recording	\$4.75	
\$900.00		Mobile Notary/RON Fee to Signing Carolina , Inc		
\$275.00		Municipal Lien Search to Quality Research Services		
\$23.50		Secure Transaction Delivery to Integrated Settlement Technologies, LLC	\$26.50	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$32,223.47	\$357,922.19	Subtotals	\$358,306.04	\$30,000.00
		Due From Borrower		\$328,306.04
\$325,698.72		Due To Seller		
\$357,922.19	\$357,922.19	Totals	\$358,306.04	\$358,306.04

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 First International Title - Jupiter Branch to cause the funds to be disbursed in accordance with this statement.

Barbara S. Jurka GST Trust

By Christine B. Reip

Date

Donald J. DeBeltz Jr.

Date

Kelly Newell

Date

Addendum to ALTA SS

Transaction Information – Additional Borrowers

Transaction Information – Additional Sellers

Daniel G. DeBeltz
1233 Rosemont Drive
Knoxville, MD 21758

Daniel G. DeBeltz

Carrie L. Hanson
17 East Sheridan Street
Ely, MN 55731

Carrie L. Hanson

Dean M. DeBeltz
516 Sparrow Lane
PO Box 427
Ely, MN 55731

Dean M. DeBeltz

ACKNOWLEDGEMENTS AND HOLD HARMLESS

11/20/2024

Seller(s): Donald J. DeBeltz Jr. and Daniel G. DeBeltz and Carrie L. Hanson and Dean M. DeBeltz
Property: 3 Garden Street 101K, Tequesta, FL 33469

For the following Acknowledgement and Hold Harmless statements, please initial next to each subject matter to state that you understand, agree, and accept the terms as they are detailed.

_____ **Clerical Error Authorization**

I/We hereby authorize **First International Title, LLC** to correct and initial any minor typographical and/or clerical errors on the documents for conveyance of the above property and on the documents required by the above lender. This authorization does not authorize any changes to any monies due at the time of closing nor to terms of the new loan, if applicable.

_____ **Disbursement of ALTA Settlement and/or HUD Settlement Statement**

I/we authorize First International Title, LLC to distribute a copy of the combined ALTA Settlement Statement and/or HUD Settlement Statement containing my/our transactional information to real estate professionals, attorneys, lender, homeowner's insurance companies, CPAs and other third parties involved in the above referenced transaction at the time of closing or prior thereto.

_____ **Water, Waste, and Homeowners/Condominium Association Liens**

It is hereby agreed and understood by the parties signing below that **First International Title, LLC** and /or **Fidelity National Title Insurance Co** are not responsible for any outstanding water bills, waste bills or Homeowners Association fees that may be due that were not disclosed to **First International Title, LLC** and/or **Fidelity National Title Insurance Co** at the time the research was done.

It is further understood that the parties shall indemnify and Hold Harmless **First International Title, LLC** and/or **Fidelity National Title Insurance Co** for any past due or future bill.

It is also understood that the Seller(s) of the above referenced property is/are responsible for any and all outstanding water liens, waste liens, and/or Homeowners/Condominium Association fees.

(Not Applicable) **No Mandatory HOA Dues**

I/We, the sellers, hereby certify that there are no mandatory homeowner's association dues on the above property. If there are said dues, they will be handled outside the closing between the buyers and sellers and not through **First International Title, LLC**

It is further understood that the parties shall indemnify and Hold Harmless **First International Title, LLC** and/or **Fidelity National Title Insurance Co** for any past or future dues, liens, and/or assessments that may arise should there be a mandatory homeowner's association.

REISSUE CREDIT DISCLOSURE SELLER

Seller(s): Donald J. DeBeltz Jr. and Daniel G. DeBeltz and Carrie L. Hanson and Dean M. DeBeltz

Buyer(s): Christine B. Reip, Trustee of the Barbara S. Jurka GST Trust
Property: 3 Garden Street 101K, Tequesta, FL 33469

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction. Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property or a copy of a policy meeting the requirements for a SALES TRANSACTION described below.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property.

THE PRIOR OWNER'S POLICY CANNOT BE MORE THAN 3 YEARS OLD

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

Please acknowledge your understanding of the above by signing below.

Donald J. DeBeltz Jr.

Date

Daniel G. DeBeltz

Date

Carrie L. Hanson

Date

Dean M. DeBeltz

Date

NON-FOREIGN AFFIDAVIT
(Individuals)

The undersigned Affiant(s), who being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the terms "Affiant" and "Affiants" shall include all parties executing this Affidavit):

1. Daniel G. DeBeltz (hereinafter referred to as "Seller") is the owner of the following described real estate ("Property"):

Condominium Unit 101, Building K, TEQUESTA GARDEN CONDOMINIUM NO. 5 , together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1848, Page 1665, as amended from time to time, of the Public Records of Palm Beach County, Florida.

2. Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of 15% of the amount realized on the disposition if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the transfer of the above-described property by Seller, the undersigned hereby swears, affirms and certifies, as applicable, the following:

(X) U.S. CITIZEN:

- a. Seller is a U.S. citizen and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.
- b. Seller's Legal Name(s): Daniel G. DeBeltz
- c. Seller's Social Security Number(s): 472-80-1894
- d. Seller's Home Address: 1233 Rosemont Drive, Knoxville, MD 21758

() RESIDENT ALIEN (Green Card Test):

- a. Seller is a resident alien as evidenced by the copy of their "green card", a true copy of which is attached hereto and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.
- b. Seller's Legal Name(s):
- c. Seller's Social Security or Tax ID Number(s):
- d. Seller's Home Address:

() RESIDENT ALIEN (Substantial Presence Test):

- a. Seller meets the "substantial presence test". pursuant to the Internal Revenue Code and Income Tax Regulations as evidenced by the completed formula attached hereto and hereby incorporation into this certification and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.
- b. Seller's Legal Name(s):
- c. Seller's Social Security or Tax ID Number(s):
- d. Seller's Home Address:

3. Seller understands that this certification may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.
4. Under penalties of perjury, the undersigned hereby declare that they have examined this certificate and, to the best of the undersigned's knowledge and belief, it is true, correct and complete, and the undersigned further declares that they have the authority to sign this document as Seller.
5. Seller hereby acknowledges that, in addition to punishment by fine, imprisonment or both as above set forth, this instrument is given for the purpose of inducing **Christine B. Reip, Trustee of the Barbara S. Jurka GST Trust** to purchase the property and First International Title, LLC as agent of Fidelity National Title Insurance Co to insure title to the Property and act as disbursing agent, with respect thereto. Seller further acknowledges that this affidavit is given with full understand that said parties will rely upon same to establish the truth of the facts set forth herein and understands the civil liability for any misrepresentation herein.

Further affiant(s) sayeth naught.

Daniel G. DeBeltz

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Daniel G. DeBeltz**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

COMPLIANCE AND TAX PRORATION AGREEMENT

Property Address: **3 Garden Street 101K, Tequesta, FL 33469**

We, the undersigned Seller and/or Buyer/Borrower herein acknowledge the following as conditions of the above referenced transaction:

1. All contingencies set forth in the Contract for Sale have been complied with in full;
2. All utility bills, including but not limited to water, sewer, gas, garbage and electric are the responsibility of the undersigned parties, not the closing agents. All matters regarding utility bills will be handled outside of closing;
3. The undersigned parties will fully cooperate if adjustment for clerical errors on any or all closing documentation is necessary, and will sign such additional documents as are necessary to correct such errors;
4. Calculations of payoff figures, or principal balance and escrow account balances and/or proration, were based on information, whether obtained orally or in writing from your existing lender(s). The closing agent will not be held liable for miscalculations as a result of errors made by the lender(s). If there is/are discrepancies between the figures used in preparing the closing statements, and future information provided by the lender(s) resulting in a demand by the lender(s) for additional funds, seller will, upon request forward said funds forthwith;
5. Consent is hereby given, pursuant to Rule 4-186.008(3) of the Florida Administrative Code, to the placement of the settlement funds for the transaction into an interest bearing account in the name of First International Title, LLC The parties understand that interest earned, or other benefits earned, if any, on such account will be the property of First International Title, LLC;
6. The undersigned parties understand and agree that any shortage in payments made to any debt holder as a "courtesy" or "accommodation" payoff, that are not secured by the property (i.e. credit cards, car loans, student loans, etc.) will be the sole responsibility of the borrower of said debt;
7. X The proration of taxes reflected on the closing statement has been made on the basis of a tax figure calculated in compliance with instructions contained in the Purchase and Sale Agreement for this transaction or is based upon instructions received from the parties to this transaction if the Purchase and Sale Agreement does not contain instructions for tax proration;

OR

___ No prorations have been made for current years taxes per Instructions received for closing and shall not be the liability of First International Title, LLC,

8. The undersigned Owners of the above referenced property herein acknowledge they ___have X have not filed for and received homestead exemption for property taxes for the most recent tax bill. This may cause an increase in the total taxes due on the next tax bill;

PLEASE NOTE!! If the final tax bill for the current year has not been issued, the amount utilized for the purpose of this closing should be considered an estimate and subject to change in the current and subsequent years, based on the value and tax rates assessed to the property by the appropriate taxing authorities.	SELLER INITIALS	BUYER INITIALS
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9. We the undersigned understand that First International Title, LLC is relying on the statements contained herein to compute the applicable tax proration amounts between Sellers and Buyers and/or the appropriate tax amount for the Lender's escrow account;

10. The closing agent will not be liable for any discrepancies that may arise in these proration figures when the actual tax bills for the year of closing are available, or for any shortages in escrow accounts. Upon receipt of the current tax statement, the undersigned parties will make proration adjustments between themselves outside of the closing if the total proration difference exceeds \$50.00;
11. Should this transaction require online signature and notarization the undersigned authorize First International Title, LLC to proceed and close this transaction using REMOTE ONLINE NOTARIZATION, as allowed by and in accordance with Florida statutes.

Barbara S. Jurka GST Trust

Donald J. DeBeltz Jr.

By Christine B. Reip, Trustee

Daniel G. DeBeltz

Carrie L. Hanson

Dean M. DeBeltz

SELLER'S AFFIDAVIT

The undersigned Affiant(s), who being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the terms "Affiant" and "Affiants" shall include all parties executing this Affidavit):

1. That Affiant(s) has agreed to sell to (Purchaser): **Christine B. Reip, Trustee of the Barbara S. Jurka GST Trust** the following described property:

Condominium Unit 101, Building K, TEQUESTA GARDEN CONDOMINIUM NO. 5 , together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1848, Page 1665, as amended from time to time, of the Public Records of Palm Beach County, Florida.

2. That, to the actual knowledge of Affiant, there are no parties who have any interest in said property other than the Purchaser and there are no facts actually known to Affiant which could give rise to a claim being adversely asserted to any of said property, and Affiant has delivered exclusive possession of said property, free and clear of the rights of any tenant or other occupant, EXCEPT:

NONE

3. That other than as shown in Item 1, Affiant has entered into no agreement, contract or commitment for the sale, lease, mortgage, option or creation of any other encumbrance of said property, EXCEPT:

NONE

4. That there are no unrecorded easements or rights-of-way affecting all or any portion of the property.
5. That no dispute exists concerning the title to said real estate, the boundary lines of same, nor the location of the improvements upon this real estate or the adjoining real estate.
6. That to the actual knowledge of Affiant, there are no improvements, repairs, additions or alterations performed upon said property within the past 90 days, for which payment has not been made in full; that the Affiant has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the past 90 days; and that there are no parties actually known to Affiant who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alterations on said property.
7. That Affiant X is ___ is not a citizen of the United States, is of legal age, under no legal disabilities and has never been known by any other name than shown on title.
8. There are no other real estate mortgages on the property other than the mortgage(s) disclosed on the title insurance commitment AND there have not been made any draws against any open equity line loans secured by the above referenced real estate that are to be paid down or closed as a condition of the loan.
9. That there are no actions or proceedings now pending in any state or Federal Court to which Affiant is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments or liens of any nature which constitute or could constitute a charge or lien upon said property.
10. That, there are no matters pending against Affiant that could give rise to a lien that would attach to the property between the disbursing of funds and the recording of the interest to be insured, and that Affiant has not and will not execute any instrument that would adversely affect the title to or interest to be insured.
11. That there are no delinquent real estate taxes or unpaid current real estate, special assessments or pending assessments, or unpaid utility bills.

12. That all association dues in connection with the above described unit/lot (including Homeowner's Association dues and/or Condominium Association dues), if applicable, are current as of the date of this affidavit and affiant has received no notice of any impending or future special assessments from said association.
13. That in consideration of First International Title, LLC as an agent for **Fidelity National Title Insurance Co** its policy/policies effective as of the date of closing without making exception therein to matters which may arise between the **10/30/2024** and the date documents creating the interest being insured have been filed for record and which matters may constitute an encumbrance on or affect the title, I/we will promptly defend, remove, bond or otherwise dispose of any encumbrance, lien or objectionable matter which may arise or be filed, as the case may be, against the Property as a result of any act or omission of the undersigned during the period of time between the date of the title commitment(s), which commitment(s) is referenced hereto and made part hereof and the date of recording of all closing instruments, and to hold harmless and indemnify First International Title, LLC and it's underwriter, **Fidelity National Title Insurance Co**, against all expenses, costs and attorney's fees, which may arise out of our failure to so remove, bond or otherwise dispose of any liens, encumbrances or objectionable matters.

Affiant makes this Affidavit for the purpose of inducing First International Title, LLC as an agent for **Fidelity National Title Insurance Co** to issue its Policy or Policies of Title Insurance in connection with the above referenced transaction(s) and provided to induce Purchaser to purchase the property.

Further affiant(s) sayeth naught.

Daniel G. DeBeltz

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Daniel G. DeBeltz**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name: (NOTARY SEAL)

My Commission Expires:

BILL OF SALE
ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, in the County of Palm Beach, State of Florida, that **Donald J. DeBeltz Jr. and Daniel G. DeBeltz and Carrie L. Hanson and Dean M. DeBeltz**, the party of the first part, for and in consideration of the sum of Ten and 00/100 ----(\$10.00) dollars lawful money of the United States, to be paid by **Christine B. Reip, Trustee of the Barbara S. Jurka GST Trust**, party of the second part, the receipt whereof is hereby acknowledged, have/has granted, bargained, sold transferred and delivered, and by these presents does grant, bargain, sell transfer and deliver unto the said party of the second part, their/his/her executors, administrators, successors and assigns, the following goods and chattels:

**All of Seller's rights, title and interest in and to all tangible personal property located at:
3 Garden Street 101K, Tequesta, FL 33469**

As per "AS-IS" Residential Contract for Sale and Purchase dated November 12, 2024, as amended from time to time.

To have and to hold the same unto the said party of the second part, their/his/her executors, administrators, successors and assigns forever.

And they/he/she do/does for themselves/himself/herself and their/his/her heirs, executors and administrators, covenant to and with the said party of the second part, their/his/her executors, administrators, successors and assigns, that they/he/she are is the lawful owner(s) of the said goods and chattels; that they are free from all encumbrances, that they/he/she will warrant and defend the sale of the said property, good and chattels hereby made, unto the said party of the second part their/his/her executors, administrators and assigns against the lawful claims and demands of all persons whomsoever.

Further affiant(s) sayeth naught.

Daniel G. DeBeltz

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Daniel G. DeBeltz**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires: