

**Nu World Title, LLC**  
**ALTA Universal ID:**  
**9425 Sunset Dr, Suite 142**  
**Miami, FL 33173**

File No./Escrow No.: 24BS-OT-1481  
 Print Date & Time: August 06, 2024 7:33 pm  
 Officer/Escrow Officer: Rodolfo Hernandez  
 Settlement Location: 9425 Sunset Dr, Suite 142  
 Miami, FL 33173  
 Property Address: 2262 W Hwy 98  
 Port Saint Joe, FL 32456  
 Borrower: Highland P2 PSJ LLC, a Florida limited liability company  
 150 East Palmetto Park Road Suite 800  
 Boca Raton, FL 33432  
 Highland PSJ LLC, a Florida limited liability company  
 150 East Palmetto Park Road SUITE 800  
 Boca Raton, FL 33432  
 Lender: Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company  
 Settlement Date : August 02, 2024  
 Disbursement Date : August 02, 2024

Description	Borrower	
	Debit	Credit
<b>Financial</b>		
Loan Amount		576,375.00
<b>Loan Charges to Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company</b>		
Underwriter Fee	500.00	
Legal Fee to LHR & G	1,495.00	
Prepaid Interest \$164.11 per day from 08/02/24 to 08/31/24 Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company	4,759.10	
<b>Other Loan Charges</b>		
Cyber Protection Fee to Closinglock	40.00	
<b>Title Charges and Escrow/Settlement Charges</b>		
ALTA Endorsement 14-06 (Future Advance - Priority) to Nu World Title, LLC	100.00	
Abstract Fee to Fidelity National Title Insurance Company	75.00	
ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Nu World Title, LLC	100.00	
Settlement Fee to Nu World Title, LLC	650.00	
eRecording Fee to Nu World Title, LLC	30.00	

Description	Borrower	
	Debit	Credit
<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
Wire and Courier Fee to Nu World Title, LLC	175.00	
Lender's Title Insurance to Nu World Title, LLC Coverage: \$576,375.00 Premium: \$2,295.05 Version: ALTA Loan Policy 2016 with Florida Modifications	2,295.05	
Florida Form 9 to Nu World Title, LLC	229.51	
ALTA Endorsement 4.1-06 (Condominium-Current Assessments) to Nu World Title, LLC	100.00	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Simplifile	334.50	
Mortgage Documentary Stamps to Simplifile	2,017.40	
Mortgage Intangible Tax to Simplifile	1,152.75	
<b>Payoffs</b>		
PAYOFF to BELLWETHER Loan Payoff	308,578.52	
Total Payoff	<u>308,578.52</u>	
<b>Miscellaneous</b>		
Notary Fee (ESTIMATE) to Nu World Title, LLC	150.00	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	322,781.83	576,375.00
<b>Due to Borrower</b>	253,593.17	
<b>Totals</b>	576,375.00	576,375.00

### 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 Nu World Title, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

Highland P2 PSJ LLC, a Florida limited liability company

BY: MDF I SPE II LLC, a Florida limited liability company, MEMBER

BY: 

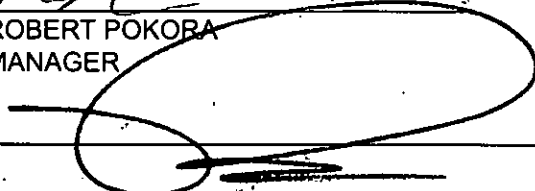
ROBERT POKORA  
MANAGER

Highland PSJ LLC, a Florida limited liability company

BY: MDF I SPE I LLC, a Florida limited liability company, MEMBER

BY: 

ROBERT POKORA  
MANAGER

  
Rodolfo Hernandez

**Nu World Title, LLC**  
**ALTA Universal ID:**  
**9425 Sunset Dr, Suite 142**  
**Miami, FL 33173**

File No./Escrow No.: 24BS-OT-1481  
 Print Date & Time: August 06, 2024 7:33 pm  
 Officer/Escrow Officer: Rodolfo Hernandez  
 Settlement Location: 9425 Sunset Dr, Suite 142  
 Miami, FL 33173  
 Property Address: 2262 W Hwy 98  
 Port Saint Joe, FL 32456  
 Borrower: Highland P2 PSJ LLC, a Florida limited liability company  
 150 East Palmetto Park Road Suite 800  
 Boca Raton, FL 33432  
 Highland PSJ LLC, a Florida limited liability company  
 150 East Palmetto Park Road SUITE 800  
 Boca Raton, FL 33432  
 Lender: Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company  
 Settlement Date : August 02, 2024  
 Disbursement Date : August 02, 2024

Description	Borrower	
	Debit	Credit
<b>Financial</b>		
Loan Amount		576,375.00
<b>Loan Charges to Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company</b>		
Underwriter Fee	500.00	
Legal Fee to LHR & G	1,495.00	
Prepaid Interest \$164.11 per day from 08/02/24 to 08/31/24 Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company	4,759.10	
<b>Other Loan Charges</b>		
Cyber Protection Fee to Closinglock	40.00	
<b>Title Charges and Escrow/Settlement Charges</b>		
ALTA Endorsement 14-06 (Future Advance - Priority) to Nu World Title, LLC	100.00	
Abstract Fee to Fidelity National Title Insurance Company	75.00	
ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Nu World Title, LLC	100.00	
Settlement Fee to Nu World Title, LLC	650.00	
eRecording Fee to Nu World Title, LLC	30.00	

Description	Borrower	
	Debit	Credit
<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
Wire and Courier Fee to Nu World Title, LLC	175.00	
Lender's Title Insurance to Nu World Title, LLC Coverage: \$576,375.00 Premium: \$2,295.05 Version: ALTA Loan Policy 2016 with Florida Modifications	2,295.05	
Florida Form 9 to Nu World Title, LLC	229.51	
ALTA Endorsement 4.1-06 (Condominium-Current Assessments) to Nu World Title, LLC	100.00	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Simplifile	334.50	
Mortgage Documentary Stamps to Simplifile	2,017.40	
Mortgage Intangible Tax to Simplifile	1,152.75	
<b>Payoffs</b>		
PAYOFF to BELLWETHER Loan Payoff	308,578.52	
Total Payoff	<u>308,578.52</u>	
<b>Miscellaneous</b>		
Notary Fee (ESTIMATE) to Nu World Title, LLC	150.00	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	322,781.83	576,375.00
<b>Due to Borrower</b>	253,593.17	
<b>Totals</b>	576,375.00	576,375.00

### 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 Nu World Title, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

Highland P2 PSJ LLC, a Florida limited liability company

BY: MDF I SPE II LLC, a Florida limited liability company, MEMBER

BY: 

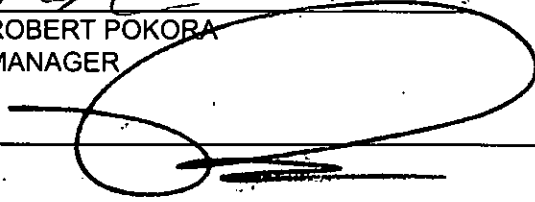
ROBERT POKORA  
MANAGER

Highland PSJ LLC, a Florida limited liability company

BY: MDF I SPE I LLC, a Florida limited liability company, MEMBER

BY: 

ROBERT POKORA  
MANAGER

  
Rodolfo Hernandez