

A. SETTLEMENT STATEMENT Duane Romanello, P.A. 1919-8 Blanding Blvd Jacksonville, Florida 32210 904-384-1441 Fax: (904) 384-4868	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FHA 2 3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: _____ 7. Loan Number: _____ 17-1271 8. Mortgage Ins. Case No.: _____
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(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 (inc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.)

D. Buyer: TROUT RIVER OPPORTUNITY FUND, LLC
 6100 Holdings, L.L.C., a Florida limited liability company 2M Holdings, LLC Florida Limited Liability Company

E. Seller: Duane Romanello, P.A.
 2650-2 Rosselle Street
 Jacksonville, Florida 32204

F. Lender: _____

G. Property: 5809 Trout River
 Jacksonville, Duval County, Florida 32219
 Duval County, Florida

H. Settlement Agent: Duane Romanello, P.A.
Place of Settlement: 1919-8 Blanding Blvd, Jacksonville, Florida 32210 Duval County

I. Settlement Date: September 24, 2018

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 275,000.00	401. Contract Sales Price 275,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 3,335.00	403. _____
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 / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
120. Gross Amount Due from Buyer: 278,335.00	420. Gross Amount Due to Seller: 275,000.00
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 45,000.00	501. Excess Deposit (see instructions) 40,000.00
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 11,759.82
203. Existing Loan(s)	503. Existing Loan(s)
204. _____	504. Payoff of First Mortgage
205. _____	505. Payoff of Second Mortgage
206. _____	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2018 thru Sep 23, 2018 4,528.60	511. County / Parish Taxes Jan 1, 2018 thru Sep 23, 2018 4,528.60
212. Assessments	512. Assessments
220. Total Paid by / for Buyer: 49,528.60	520. Total Reductions in Amount Due Seller: 56,288.42
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 278,335.00	601. Gross Amount due to Seller (line 420) 275,000.00
302. Less Amount Paid by/for Buyer (line 220) 49,528.60	602. Less Reductions Amount due Seller (line 520) 56,288.42
303. Cash From Buyer: \$228,806.40	603. Cash To Seller: \$218,711.58

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission:					
Based on Price \$275,000.00 @ 2.00% = \$5,500.00					
Division of Commission as follows					
701. \$5,500.00 to Pablo Creek Real Estate, LLC					
702.					
703. Commission Paid at Settlement					5,500.00
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 Insurance Application Fee					
807. Assumption Fee					
900. Items Required by Lender to be Paid in Advance:					
901. Daily interest charge from Sep 24, 2018					
902. Mortgage Insurance Premium					
903. Hazard Insurance Premium					
904. Flood Insurance Premium					
1000. Reserves Deposited with Lender:					
1001. Hazard Insurance					
1002. Mortgage Insurance					
1003. City Property Taxes					
1004. County Property Taxes					
1005. Annual Assessments					
1100. Title Charges:					
1101. Settlement or Closing Fee to Duane Romanello, P.A.				750.00	
1102. Abstract or Title Search to Duane Romanello, P.A.				350.00	
1103. Title Examination					
1104. Title Insurance Binder					
1105. Document Preparation					
1106. Notary Fees					
1107. Attorney Fees to Duane Romanello, P.A. (includes above item numbers:				750.00	
1108. Title Insurance to Duane Romanello, P.A. (includes above item numbers:				1,450.00	
1109. Lender's Coverage 0.00					
1110. Owner's Coverage	275,000.00	Risk Rate Premium:	\$1,450.00		
1111. Courier and Wire Fees to Duane Romanello, P.A.				35.00	35.00
1200. Government Recording and Transfer Charges:					
1201. Recording Fees:				Deed 44.00 Mortgage 0.00 Releases 28.50	72.50
1202. City/County Tax/Stamps:				Deed 0.00 Mortgage 0.00	
1203. State Tax/Stamps:				Deed 1,925.00 Mortgage 0.00	1,925.00
1204. Intangible Tax to Clerk of the Circuit Court					
1205. E Recording Fee to Simplifile					13.50
1206.					
1300. Additional Settlement Charges:					
1301. Survey					
1302. Pest Inspection					
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)				\$3,335.00	\$7,546.00

A. SETTLEMENT STATEMENT

Duane Romanello, P.A.
1919-8 Blanding Blvd
Jacksonville, Florida 32210
904-384-1441 fax: (904) 384-4868

I have carefully reviewed the 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 Settlement Statement.

TROUT RIVER OPPORTUNITY FUND, LLC

6100 Holdings, L.L.C., a Florida limited liability company

Buyer:

Seller:

Christian Allen, Manager

William M. Easton, Manager

Address

Address

2M Holdings, LLC Florida Limited Liability Company
By: Boree Investments, LLC

Seller:

Greg Boree, Manager

Address

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Settlement Agent:

Date: September 24, 2018

Duane C. Romanello

Settlement Date: September 24, 2018

File Number: 17-1271

A. SETTLEMENT STATEMENT

Duane Romanello, P.A.
1919-8 Blanding Blvd
Jacksonville, Florida 32210
904-384-1441 fax: (904) 384-4868

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TROUT RIVER OPPORTUNITY FUND, LLC

Buyer:

Christian Allen, Manager

Address

6100 Holdings, L.L.C., Florida limited liability company

Seller:

William M. Easton, Manager

2950-D Roselle St. Jax. Fl. 32204
Address

2M Holdings, LLC Florida Limited Liability Company
By: Boree Investments, LLC

Seller:

Greg Boree, Manager

Address

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Settlement Agent:

Duane C. Romanello

Date: September 24, 2018

A. SETTLEMENT STATEMENT

Duane Romanello, P.A.
1919-S Blanding Blvd
Jacksonville, Florida 32210
904-364-1441 Fax: (904) 364-4868


I have carefully reviewed the 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 Settlement Statement.

TROUT RIVER OPPORTUNITY FUND, LLC

6100 Holdings, L.L.C., a Florida limited liability company

Buyer:

Seller:


Christian Allen, Manager
1538 Hendricks Ave Suite 2
Address Jacksonville, FL 32207

William M. Easton, Manager
Address

2M Holdings, LLC Florida Limited Liability Company
By: Horve Investments, LLC

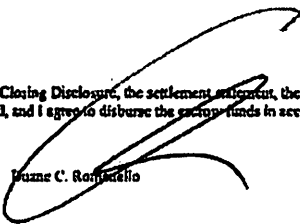
Seller:

Greg Horve, Manager
Address

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Settlement Agent:

Date: September 24, 2018


Duane C. Romanello

COMPLIANCE AND TAX PRORATION AGREEMENT

DATE: 9/24/18

RE: FILE #: 17-1271

SELLERS: 6100 Holdings, LLC, a Florida limited liability company and 2M Holdings, LLC a Florida limited liability company

BUYERS: TROUT RIVER OPPORTUNITY FUND, LLC

LEGAL DESCRIPTION: See Attached Exhibit "A"

CLOSING AGENT: Duane Romanello, P.A.

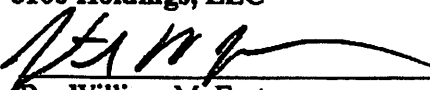
We, the undersigned Seller(s) and Buyer(s) of the above captioned property, hereby acknowledge that the following are conditions regarding the transfer of the above captioned property:

1. That all contingencies set forth in the Contract of Sale have been complied with:
2. That the proration of taxes as shown by the closing statement on this date has been made on the basis of: Taxes paid for the previous year, based on \$6,128.93 for all parcels included in the transaction, and assuming the same exemptions, if any, to be allowable for the current year;
3. That it is understood by the Buyer(s) and Seller(s) with respect to tax proration that the following shall apply:

When current year's tax bills are available, the parties will make such further adjustments as might be necessary. This adjustment will be made directly between the parties and not through Duane Romanello, P.A.

4. That all utility bills (unrecorded assessments and association dues, if applicable), including but not limited to water, sewer, gas, garbage and electric are the responsibility of the parties involved in this transaction and not that of the closing agent. All matters in regards to utility bills (unrecorded assessments and association dues will be handled outside of closing even if such matters appear on the closing statement).
5. That each party will fully cooperate to adjust for clerical errors on any or all closing documentation, if necessary including but not limited to executing corrective deeds or additional documents that may be necessary to confirm the authority of the individual who executed closing documents on behalf of Seller.
6. Buyer acknowledges that it is taking title subject to various Nuisance, Demolition and Code enforcement liens filed by the City of Jacksonville and Buyer holds Seller and Closing Agent harmless from any liability resulting from those liens.

SELLERS:
6100 Holdings, LLC



By: William M. Easton
Its: Manager

BUYER:
TROUT RIVER OPPORTUNITY FUND, LLC

By: Christian A. Allen
Its: Manager

2M Holdings, LLC, a Florida limited liability company

COMPLIANCE AND TAX PRORATION AGREEMENT

DATE: 9/24/18

RE: FILE #: 17-1271

SELLERS: 6100 Holdings, LLC, a Florida limited liability company and 2M Holdings, LLC a Florida limited liability company

BUYERS: TROUT RIVER OPPORTUNITY FUND, LLC

LEGAL DESCRIPTION: See Attached Exhibit "A"

CLOSING AGENT: Duane Romanello, P.A.

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**SELLERS:
6100 Holdings, LLC**

**BUYER:
TROUT RIVER OPPORTUNITY FUND, LLC**

By: William M. Easton
Its: Manager

By: Christian A. Allen
Its: Manager

2M Holdings, LLC, a Florida limited liability company
By: Boree Investments, LLC
Its: Managing Member

By: Greg Boree
Its: Manager

COMPLIANCE AND TAX PRORATION AGREEMENT

DATE: 9/24/18

RE: FILE #: 17-1271

SELLERS: 6100 Holdings, LLC, a Florida limited liability company and 2M Holdings, LLC a Florida limited liability company

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SELLERS:
6100 Holdings, LLC

BUYER:
TROUT RIVER OPPORTUNITY FUND, LLC

By: William M. Easton
Its: Manager

By: Christian A. Allen
Its: Manager

2M Holdings, LLC, a Florida limited liability company
By: Boree Investments, LLC
Its: Managing Member


By: Greg Boree
Its: Manager

**CERTIFICATE
OF REPRESENTATIONS AND WARRANTIES**

6100 Holdings, LLC, a Florida limited liability company (“Seller”) hereby confirms to **TROUT RIVER OPPORTUNITY FUND, LLC**, a Florida limited liability company (“Buyer”) that all representations and warranties made by Seller under that certain Real Estate Purchase Agreement dated October 23, 2017 (the “Agreement”) are true and correct with respect to Seller as the date hereof and that Seller has full power and authority to perform its obligations under the Agreement. Seller hereby acknowledges any continuing covenants and obligations which survive closing in accordance with the provisions of the Agreement.

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the ____ day of September, 2018.

6100 Holdings, LLC

By: 
Name: William M. Easton
Title: Manager