

A. U.S DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHa 3. <input type="checkbox"/> Conv. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins 6. FILE NUMBER: 24-109 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:
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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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1.0 3/98 (24-109/37)

D. NAME AND ADDRESS OF BORROWER: CE 5651 Old Wilkie Road, LLC, a Georgia Limited Liability Company 5651 Old Wilkie Road / 5602 Burke Lane / 5659 Old Wilkie Gainesville, GA 30506	E. NAME AND ADDRESS OF SELLER: Timothy John House 5651 Old Wilkie Road / 5602 Burke Lane / 5659 Old Wilkie Gainesville, GA 30506	F. NAME AND ADDRESS OF LENDER: Craft Bank
G. PROPERTY LOCATION: 5651 Old Wilkie Road / 5602 Burke Lane / 5659 Old Wilkie Gainesville, GA 30506 Hall County, Georgia Parcel ID(s): 10012 000057, 10012 000056, 10012 000028,	H. SETTLEMENT AGENT: Coleman, Chambers & Rogers, LLP PLACE OF SETTLEMENT: 1370 Thompson Bridge Road Suite 300 Gainesville, GA 30501	I. SETTLEMENT DATE: December 20, 2024 DISBURSEMENT DATE: December 20, 2024

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	401. Contract sales price
102. Personal property	402. Personal property
103. Settlement charges to borrower (line 1400)	403.
104.	404.
105.	405.
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	406. City/Town taxes
107. County taxes 12/20/24 to 01/01/25	407. County taxes 12/20/24 to 01/01/25
108. Assessments	408. Assessments
109.	409.
110.	410.
111.	411.
112.	412.
120. GROSS AMOUNT DUE FROM BORROWER	420. GROSS AMOUNT DUE TO SELLER
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	500. REDUCTIONS IN AMOUNT DUE TO SELLER:
201. Deposit or earnest money	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.	504. Payoff of first mortgage loan
205.	505. Payoff of second mortgage loan
206.	506. Dep. retained by seller
207.	507. Dep. disbursed as proceeds \$25,000.00
208.	508. Rountree Leitman Klein & Geer, LLC
209.	509.
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	510. City/Town taxes
211. County taxes	511. County taxes
212. Assessments	512. Assessments
213.	513.
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. TOTAL PAID BY/FOR BORROWER	520. TOTAL REDUCTION AMOUNT DUE SELLER
300. CASH AT SETTLEMENT FROM/TO BORROWER:	600. CASH AT SETTLEMENT TO/FROM SELLER:
301. Gross amount due from Borrower (Line 120)	601. Gross amount due to Seller (Line 420)
302. Less amount paid by/for Borrower (Line 220)	602. Less reductions due Seller (Line 520)
303. CASH FROM BORROWER	603. CASH TO/FROM SELLER

L. SETTLEMENT CHARGES

700. TOTAL COMMISSIONS Based on Price				\$	2,400,000.00	@	5.0000 %	120,000.00	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
Division of Commission (line 700) as Follows:											
701.	\$	60,000.00	to	Engel & Volkers							
702.	\$	60,000.00	to	Marina Bay Properties, LLC							
703.	Commission paid at settlement									120,000.00	
704.	to										
800. ITEMS PAYABLE IN CONNECTION WITH LOAN											
801.	Loan origination fee		to								
802.	Loan discount		to								
803.	Appraisal fee		to	Craft Bank					1,600.00		
804.	Credit report		to								
805.	Lender's inspection fee		to								
806.	Mortgage insurance application fee		to								
807.	Assumption fee		to								
808.	Flood Cert Fee		to	Craft Bank					15.75		
809.	Release Fee		to	Craft Bank					30.00		
810.	Collateral Fee		to	Craft Bank					350.00		
811.	Good Faith Credit		to	Craft Bank					-750.00		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE											
901.	Interest										
902.	Mortgage insurance premium		for	month	to						
903.	Hazard insurance premium		for	year	to						
904.			for	year	to						
905.	to										
1000. RESERVES DEPOSITED WITH LENDER											
1001.	Hazard insurance		Months	@	\$	per Month					
1002.	Mortgage insurance		Months	@	\$	per Month					
1003.	City property taxes		Months	@	\$	per Month					
1004.	County taxes		Months	@	\$	per Month					
1005.	Annual assessments		Months	@	\$	per Month					
1006.			Months	@	\$	per Month					
1007.			Months	@	\$	per Month					
1008.			Months	@	\$	per Month					
1100. TITLE CHARGES											
1101.	Closing Fee		to	Coleman, Chambers & Rogers, LLP					5,500.00		
1102.	Abstract or title search CCR/JMN		to	Coleman, Chambers & Rogers, LLP					500.00		
1103.	Title Exam		to	Coleman, Chambers & Rogers, LLP					250.00		
1104.	Title insurance binder		to	Coleman, Chambers & Rogers, LLP					350.00		
1105.	Document preparation		to								
1106.	Notary fees		to								
1107.	Attorney's fees		to								
(includes above item numbers:)											
1108.	Title insurance		to						10,320.00		
(includes above item numbers:)											
1109.	Lender's coverage				\$ 1,680,000.00		5,290.00				
1110.					\$ 2,400,000.00		5,030.00				
1111.	Post Closing		to	Coleman, Chambers & Rogers, LLP					200.00		
1112.	Title Clearance		to	Coleman, Chambers & Rogers, LLP						750.00	
1113.	Corrective Work		to	Coleman, Chambers & Rogers, LLP						750.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES											
1201.	Recording fees;		Deed						100.00		
1202.	City/County tax/stamps;		Deed								
1203.	State tax/stamps;		Deed		\$2,400.00;	Mortgage			2,400.00		
1204.	E-Recording Fee		to	Coleman, Chambers and Rogers fbo Clerk of Court					1.00		
1205.	to										
1300. ADDITIONAL SETTLEMENT CHARGES											
1301.	Survey		to								
1302.	Pest inspection		to								
1303.	2024 Hall County Taxes 1.95		to	Hall County Tax Commissioner						1,547.36	
1304.	2024 Hall County Taxes .8		to	Hall County Tax Commissioner						1,429.91	
1305.	2024 Hall County Taxes 1.81		to	Hall County Tax Commissioner						9,183.02	
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)									20,866.75	133,660.29	

HUD-1, Attachment

Borrower: CE 5651 Old Wilkie Road, LLC, a
Georgia Limited Liability Company
5651 Old Wilkie Road / 5602 Burke
Lane / 5659 Old Wilkie
Gainesville, GA 30506

Seller: Timothy John House
5651 Old Wilkie Road / 5602 Burke
Lane / 5659 Old Wilkie
Gainesville, GA 30506

Lender: Craft Bank

Settlement Agent: Coleman, Chambers & Rogers, LLP
(770)534-3770

Place of Settlement: 1370 Thompson Bridge Road
Suite 300
Gainesville, GA 30501

Settlement Date: December 20, 2024

Disbursement Date: December 20, 2024

Property Location: 5651 Old Wilkie Road / 5602 Burke Lane / 5659 Old Wilkie
Gainesville, GA 30506
Hall County, Georgia
Parcel ID(s): 10012 000057, 10012 000056, 10012 000028,

Additional Disbursements

Payee/Description	Note/Ref. No.	Borrower	Seller
Coleman, Chambers & Rogers, LLP Loan policy premium		5,290.00	
Coleman, Chambers & Rogers, LLP Owner's policy premium		5,030.00	
Total Additional Disbursements		10,320.00	0.00

Acknowledgment of Receipt of Settlement Statement


Borrower: CE 5651 Old Wilkie Road, LLC, a Georgia Limited Liability Company
Seller: Timothy John House
Lender: Craft Bank
Settlement Agent: Coleman, Chambers & Rogers, LLP
(770)534-3770
Settlement Date: December 20, 2024
Property Location: 5651 Old Wilkie Road / 5602 Burke Lane / 5659 Old Wilkie
Gainesville, GA 30506
Hall County, Georgia
Parcel ID(s): 10012 000057, 10012 000056, 10012 000028,

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

Seller

CE 5651 Old Wilkie Road, LLC,
By its Manager:



Timothy John House

CE Urban Infill Fund Manager, LLC,

By: 

Randy S. Gold, Authorized Signatory

eFiled and eRecorded
DATE: 12/24/2024
TIME: 12:44 PM
DEED BOOK: 9587
PAGE: 115 - 116
FILING FEES: \$25.00
TRANSFER TAX: \$2,400.00
PARTICIPANT ID: 2933090336
PT61: 069-2024-008797
RECORDED BY: MB
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording Return To:
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, GA 30501

Order No.: 24-109

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 20th day of December, 2024, between **Timothy John House, Individually**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CE 5651 Old Wilkie Road, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 12, 10th District, Hall County, Georgia, being Lot 1, containing .80 acres, more or less, Lot 2, containing 1.81 acres, more or less, and Lot 3, containing 1.95 acres, more or less as shown on a Survey for Tim House (Reconfiguration of Lots 1,2,3 & 4, as described in Deed Book 6723, Pages 67-74) prepared by Jason D. Watkins, G.R.L.S. No. 3241, dated July 7, 2015, recorded in Plat Book 870, Page 233, Hall County, Georgia records. Said plat being incorporated herein and made a part hereof by reference.

Said property being known as 5651 Old Wilkie Road, Gainesville, Ga 30506 and having a Tax Parcel Id#10012 000057, 5602 Burke Lane, Gainesville, Ga having a Tax Parcel Id# 10012 000028 and 5659 Old Wilkie Road, Gainesville, Ga 30506 having a Tax Parcel Id#10012 000056 according to the present system of numbering properties in Hall County, Georgia.

This deed is executed pursuant to the Chapter 11 case styled as in re: Timothy John House, Case No. 23-21036-JRS, United States Bankruptcy Court for the Northern District of Georgia, and the Subchapter V Plan dated as of July 17, 2024 and confirmed on September 26, 2024 by the Court.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 20th day of December, 2024.

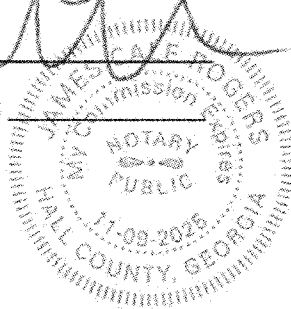
Signed, sealed and delivered in the presence of:


Unofficial Witness


Timothy John House

Notary Public

My Commission Expires:



BUYER/SELLER CERTIFICATION

Buyer/Borrower: CE 5651 Old Wilkie Road, LLC, a Georgia Limited Liability Company
Seller: Timothy John House
Lender: Craft Bank
Settlement Agent: Coleman, Chambers & Rogers, LLP

(770)534-3770

Place of Settlement: 1370 Thompson Bridge Road, Suite 300
Gainesville, GA 30501

Settlement Date: December 20, 2024

Property Location: 5651 Old Wilkie Road / 5602 Burke Lane / 5659 Old Wilkie
Gainesville, GA 30506
Hall County, Georgia
Parcel ID(s): 10012 000057, 10012 000056, 10012 000028,

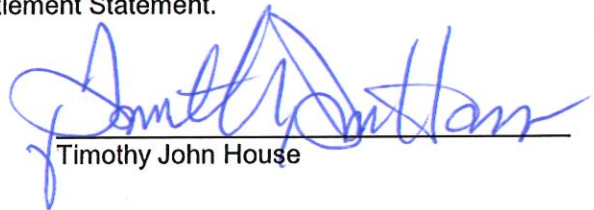
The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (statement of actual costs), consisting of two (2) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

Seller understands that the payoff figure(s) shown on the first page of the Settlement Statement are figures supplied to the settlement agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

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.

CE 5651 Old Wilkie Road, LLC,
By its Manager:



Timothy John House

CE Urban Infill Fund Manager, LLC,

By: _____
Randy S. Gold, Authorized Signatory

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Coleman, Chambers & Rogers, LLP

BY: _____
Settlement Agent