

3rd property purchase

See the HUD doc  
(page 2) for breakdown  
of what was paid out  
& compare with transfers & payments  
From BORA.

Prepared by and return to:  
David J. Schottenfeld, Esq.  
Attorney at Law  
David J. Schottenfeld, P.A.  
7520 NW 5 Street Suite 203  
Fort Lauderdale, FL 33317

File Number 15-126  
Will Call No

Parcel Identification No. 00-42-44-14-62-018-1804

[Space Above This Line For Recording Data]

### Warranty Deed

STATUTORY BOARD SECTION 689.021, F.S.

This Indenture made this 8th day of May, 2015 between USA Secured Investment, Inc., a Florida corporation whose  
most office address is 1044 N. Northlake Drive, Hollywood, FL 33019 of the County of Broward, State of Florida,  
grantor\*, and The In-Point Pty Ltd, as Trustee for Harvard McCarthy Super, an Australian registered pension fund  
whose post office address P.O. Box 492, Willoughby, New South Wales, 2068, Australia, grantee

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other  
good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged,  
has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land,  
situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 1804, Block 18, Lena Lane East, according to the Plat thereof, recorded in Plat Book 56, Page  
110, of the Public Records of Palm Beach County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons  
whomsoever

\* "Grantor" and "Grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

USA Secured Investment, Inc., a Florida corporation

By *Kurt Ulrich*  
Kurt Ulrich, President

(Corporate Seal)

Witness Name *SUSAN WKE*  
*ISRAEL M-SHATER*  
Witness Name:  
*ISRAEL M-SHATER*

A. Settlement Statement

B. Type of Loan

- 1. FHA
- 2. FmHA
- 3. Conv. Unins.
- 4. V.A.
- 5. Conv. Ins.

6. File Number  
15-126

7. Loan Number

ID:

8. Mortg. Ins. Case Num.

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 informational purposes and are not included in the totals.

D. NAME OF BORROWER: The In-Point Pty Ltd, as Trustee for Havard McCarthy Super, an Australian registered pension fund  
Address of Borrower:

E. NAME OF SELLER: USA Secured Investment, Inc., a Florida corporation  
Address of Seller: 1044 N. Northlake Drive, Hollywood, Florida 33019

HUD (closing) statement.

TIN: 38-383960

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: 2480 Lena Lane, West Palm Beach, Florida 33415

H. SETTLEMENT AGENT: David J. Schottenfeld, P.A.  
Place of Settlement: 7520 NW 5 Street, Suite 203, Fort Lauderdale, Florida 33317

TIN: 65-0456848

Phone:

I. SETTLEMENT DATE: 5/8/15

DISBURSEMENT DATE: 5/8/15

CONTRACT PRICE \$45105K

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	105,000.00	401. Contract sales price	105,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	1,032.20	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		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	106,032.20	420. Gross amount due to seller:	105,000.00
200. Amounts paid or in 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 loan(s)		502. Settlement charges to seller (line 1400)	77,615.32
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
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 from 01/01/15 to 05/08/15	226.21	511. County taxes from 01/01/15 to 05/08/15	226.21
212. Assessments from 05/01/15 to 05/08/15	53.06	512. Assessments from 05/01/15 to 05/08/15	53.06
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	5,279.27	520. Total reductions in amount due seller:	77,894.59
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	106,032.20	601. Gross amount due to seller (line 420)	105,000.00
302. Less amount paid by/for the borrower (line 220)	(5,279.27)	602. Less total reductions in amount due seller (line 520)	(77,894.59)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower:	100,752.93	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	27,105.41

\$5000 deposit paid

The full amount before deposit deducted

Total amount outstanding paid

Substitute Form 1099 Seller Statement: The information contained in blocks B, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. 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.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Borrower's Initial(s):

Seller's Initial(s):

L. Settlement charges						Borrower	POC	Seller	POC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700.	Total Sales/Brokers Com. based on price		\$105,000.00	@		% =	5,355.00				
701.		3,150.00		% to	Re/Max Platinum						
702.		2,205.00		% to	Paradise Sharks Real Estate						
703.	Commission paid at settlement										5,355.00
704.	Referral from buyer's broker			to	Estatefy, Inc.						945.00
800. Items payable in connection with loan:						Borrower	POC	Seller	POC		
801.	Loan origination fee			% to							
802.	Loan discount			% to							
803.	Appraisal fee			to							
804.	Credit report			to							
805.	Lender's inspection fee			to							
806.	Mortgage insurance application fee			to							
807.	Assumption Fee			to							
808.				to							
809.				to							
810.				to							
811.				to							
900. Items required by lender to be paid in advance:						Borrower	POC	Seller	POC		
901.	Interest from			to	@	/day					
902.	Mortgage insurance premium for			months to							
903.	Hazard insurance premium for			years to							
904.	Flood insurance premium for			years to							
905.				years to							
1000. Reserves deposited with lender:						Borrower	POC	Seller	POC		
1001.	Hazard insurance			months @		per month					
1002.	Mortgage insurance			months @		per month					
1003.	City property taxes			months @		per month					
1004.	County property taxes			months @		per month					
1005.	Annual assessments			months @		per month					
1006.	Flood insurance			months @		per month					
1007.				months @		per month					
1008.				months @		per month					
1009.	Aggregate accounting adjustment										
1100. Title charges:						Borrower	POC	Seller	POC		
1101.	Settlement or closing fee			to	David J. Schottenfeld, P.A.				750.00		
1102.	Abstract or title search			to							
1103.	Title examination			to							
1104.	Title insurance binder			to							
1105.	Document preparation			to	David J. Schottenfeld, P.A.					250.00	
1106.	Notary fees			to							
1107.	Attorney's Fees			to							
	(includes above item numbers:			)							
1108.	Title Insurance			to	Old Republic Nat. Title/David J. Schottenfeld						430.22
	(includes above item numbers:			)							
1109.	Lender's coverage (Premium):										
1110.	Owner's coverage (Premium):	\$105,000.00	(\$430.22)								
1111.	Endorse:										
1112.				to							
1113.				to							
1200. Government recording and transfer charges:											
1201.	Recording fees	Deed	\$19.10	Mortgage(s)		Releases	\$10.60		19.10	10.60	
1202.	City/county tax/stamps	Deed		Mortgage(s)							
1203.	State tax/stamps	Deed	\$735.00	Mortgage(s)						735.00	
1204.	Trustee's Affidavit			to	Simplifile			19.10			
1205.	eFiling			to	Simplifile			9.00		4.50	
1300. Additional settlement charges:						Borrower	POC	Seller	POC		
1301.	Survey			to							
1302.	Pest Inspection			to							
1303.	municipal lien search			to	Rapid Liens, Inc.					175.00	
1304.	HOA estoppel			to	David J. Schottenfeld, P.A.					150.00	
1305.	April 2015 assessment			to	Alpine Villas West Homeowners Association, Inc.					260.00	
1306.	May 2015 assessment			to	Alpine Villas West Homeowners Association, Inc.			235.00			
1307.	Pay off of Claim of Lien			to	Thomas Vargas					69,300.00	
1308.				to							
1309.											
1400. Total settlement charges:											
(Enter on lines 103, Section J and 502, Section K.)									1,032.20	77,615.32	

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.

Havard McCarthy Super  
 By: \_\_\_\_\_ Borrower  
 Jeremy Havard, Trustee Director  
 By: \_\_\_\_\_ Seller  
 Kim Ulrich, President  
 By: \_\_\_\_\_ Borrower  
 Gabriel McCarthy, Trustee Director  
 \_\_\_\_\_ Seller

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 this statement.

David J. Schottenfeld, P.A.  
 By: \_\_\_\_\_  
 \_\_\_\_\_ Date  
 As Its Authorized Representative

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.

This instrument prepared by:  
David J. Schottenfeld, P.A.  
7520 NW 5<sup>th</sup> Street - Suite 203  
Plantation, Florida 33317

**TRUSTEE AFFIDAVIT**


STATE OF                    )  
COUNTY OF                )

The undersigned, JEREMY HAVARD and GABRIELLE McCARTHY, as Trustee Directors of Havard McCarthy Super, an Australian registered pension fund, being duly sworn, depose, and say:

1. That The In-Point Pty Ltd is Trustee for Havard McCarthy Super.
- 2.. That said pension fund has not been amended, modified or revoked, except as heretofore disclosed.
2. That said pension fund is still in full force and effect.
3. That they, Jeremy Havard and Gabrielle McCarthy, are still Trustee Directors and have full power to grant, sell, convey, purchase and refinance the real property described as follows:

Lot 1804, Block 18, Lena Lane East, according to the Plat thereof,  
recorded in Plat Book 56, Page 110, of the Public Records of  
Palm Beach County, Florida.

Further Affiants sayeth naught.

  
\_\_\_\_\_  
Jeremy Havard, Trustee Director

  
\_\_\_\_\_  
Gabrielle McCarthy, Trustee Director

(no)

**Bill of Sale**

*(3rd Property)*

**This Bill of Sale**, made on May 8, 2015, between USA Secured Investment, Inc., a Florida corporation ("Seller"), and The In-Point Pty Ltd, as Trustee for Havard McCarthy Super, an Australian registered pension fund ("Buyer").

**Witnesseth**, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

As per contract

Said property being located at

**Lot 1804, Block 18, Lena Lane East, according to the Plat thereof, recorded in Plat Book 56, Page 110, of the Public Records of Palm Beach County, Florida.**

**Also known as 2480 Lena Lane, West Palm Beach, FL 33415**

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits

USA Secured Investment, Inc., a Florida corporation

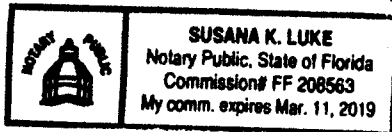
By *[Signature]*  
Kim Ulrich, President

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this <sup>1st</sup> day of May, 2015 by Kim Ulrich, President of USA Secured Investment, Inc., a Florida corporation, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

Printed Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_