

**Property Information**

Property Location:

Unit:  
 City:  
 State:  
 Zip:

Class: COM-Commercial  
 Use Code (LUC): CO-COMMERCIAL  
 Town: 00-None  
 Tax District: 135 – GEORGETOWN  
 School District: 1 - INDIAN RIVER  
 Fire District: 77-Georgetown  
 Deeded Acres: 7.5000  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Plot Book Page: 357 56/PB

100% Land Value: \$15,000  
 100% Improvement Value: \$0  
 100% Total Value: \$15,000

**Legal**

Legal Description: E/STEINER RD  
 PARCEL A2

**Owners**

Owner	Co-owner	Address	City	State	Zip
STIENER LAND LLC	DELSTAR LLC	98 ASHWOOD ST	BETHANY BEACH	DE	19930

**Owner History**

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	STIENER LAND LLC	DELSTAR LLC	98 ASHWOOD ST	BETHANY BEACH	DE	19930	/
2021	STIENER LAND LLC	DELSTAR LLC	98 ASHWOOD ST	BETHANY BEACH	DE	19930	/

**Land**

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	AGR	CO	0	0	7.5000	Y

**Land Summary**

Line	1
100% Land Value	15,000

**100% Values**

100% Land Value	100% Improv Value	100% Total Value
\$15,000	\$0	\$15,000

**50% Values**

50% Land Value	50% Improv Value	50% Total Value
\$7,500	\$0	\$7,500

LLC RESOLUTION

By our signatures below, which signatures may be originals or by fax, all members of Stierer Land LLC agree as follows:

That Andrew Springer is authorized, on behalf of the LLC, to execute all documents needed to effectuate the purchase of 33422 Stierer Road, Parcel A, Georgetown, DE 19947, by the LLC. These documents include, but are not limited to:


- a. Settlement sheet, and any other purchase documents;

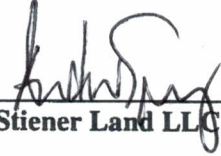
A fax copy of this Resolution shall serve as an original

Date: <u>10/7/21</u>	<u>Andrew Springer</u> Member
Date: <u>10/7/21</u>	<u>Gary E. Shipp</u> Member
Date: <u>10/7/21</u>	<u>[Signature]</u> Member
Date: _____	_____ Member
Date: _____	_____ Member
Date: _____	_____ Member
Date: _____	_____ Member

WAIVER

Fuqua, Willard, Stevens & Schab, P.A. has explained to us and we understand that we cannot develop or build on the property we are buying from the **Revocable Trust Agreement of Olda Keene Parsons** and the **Revocable Trust Agreement of Harry Dale Parsons**, unless we receive a permit from D.N.R.E.C. to install a septic system or unless central water/sewer is available. A site evaluation has not been done and a septic permit has not been issued. Nonetheless, we wish to proceed to settlement and hereby authorize Fuqua, Willard, Stevens & Schab, P.A. to conduct our closing. We further agree to hold harmless Fuqua, Willard, Stevens & Schab, P.A., First American Title Insurance, **Revocable Trust Agreement of Olda Keene Parsons and Revocable Trust Agreement of Harry Dale Parsons**, their successors and assigns, from any loss or damage we may suffer as a result of our inability to obtain water/sewer permits necessary to develop or build on this property.

  
\_\_\_\_\_  
Witness

By  \_\_\_\_\_ (Seal)  
Stiner Land LLC

\_\_\_\_\_  
Witness

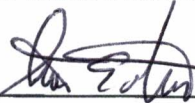
By \_\_\_\_\_ (Seal)  
DelStar, LLC

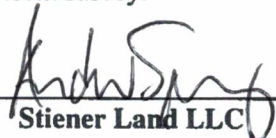
Dated: **October 08, 2021**

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WAIVER

In every settlement, Fuqua, Willard, Stevens & Schab, P.A. advises buyers to obtain a lot and location survey to determine their property lines and the location of the improvements, if any, on the property. We understand this recommendation but desire to proceed to settlement without obtaining a survey. We authorize the law firm of Fuqua, Willard, Stevens & Schab, P.A. to conduct settlement even though we have not obtained a current survey. We further agree to hold harmless Fuqua, Willard, Stevens & Schab, P.A. from any loss or damage we may suffer as a result of any problems which would be disclosed by a current survey.

  
\_\_\_\_\_  
Witness

By  (Seal)  
\_\_\_\_\_  
Stiener Land LLC

\_\_\_\_\_  
Witness

By \_\_\_\_\_ (Seal)  
DelStar, LLC

Date: October 08, 2021



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 210363	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents 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 & Address of Borrower: Stiener Land LLC, DelStar, LLC 98 Ashwood Street, Bethany Beach, DE 19930	E. Name & Address of Seller: Revocable Trust Agreement of Oida Keene Parsons, Revocable Trust Agreement of Harry Dale Parsons 7 Vermont Avenue, Lewes, DE 19958	F. Name & Address of Lender:
G. Property Location: 33422 Steiner Rd. Georgetown, DE 19947 135-16.00-23.05, Parcel A	H. Settlement Agent: Fuqua, Willard, Stevens & Schab, PA P.O. Box 755, 9 Chestnut Street, Georgetown, DE 19947	I. Settlement Date: 10/08/2021 Disbursement Date: 10/08/2021
Place of Settlement: P.O. Box 755, 9 Chestnut Street, Georgetown, DE 19947		TitleExpress Printed 10/07/2021 at 9:48 am by KCC

## J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>		
101. Contract sales price		1,575,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		103,712.75
104.		
105.		
<b>Adjustments for items paid by seller in advance</b>		
106. City/town taxes	to	
107. County taxes	10/08/2021 to 06/30/2022	549.45
108. Assessments	to	
109.		
110.		
111.		
112.		
<b>120. Gross Amount Due from Borrower</b>		<b>1,679,262.20</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>		
201. Deposit or earnest money		20,000.00
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
<b>Adjustments for items unpaid by seller</b>		
210. City/town taxes	to	
211. County taxes	to	
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
<b>220. Total Paid by/for Borrower</b>		<b>20,000.00</b>
<b>300. Cash at Settlement from/to Borrower</b>		
301. Gross amount due from borrower (line 120)		1,679,262.20
302. Less amounts paid by/for borrower (line 220)		20,000.00
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		<b>1,659,262.20</b>

## K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>		
401. Contract sales price		1,575,000.00
402. Personal property		
403.		
404.		
405.		
<b>Adjustments for items paid by seller in advance</b>		
406. City/town taxes	to	
407. County taxes	10/08/2021 to 06/30/2022	549.45
408. Assessments	to	
409.		
410.		
411.		
412.		
<b>420. Gross Amount Due to Seller</b>		<b>1,575,549.45</b>
<b>500. Reductions in Amount Due to Seller</b>		
501. Excess deposit (see instructions)		20,000.00
502. Settlement charges to seller (line 1400)		95,500.00
503. Existing loan(s) taken subject to		
504. Payoff of first mortgage loan		
505. Payoff of second mortgage loan		
506.		
507. DEPARTMENT OF LABOR JUDGEMENT S15J-07-1		2,131.41
508. DEPARTMENT OF LABOR JUDGEMENT S13J-10-1		21,153.48
509.		
<b>Adjustments for items unpaid by seller</b>		
510. City/town taxes	to	
511. County taxes	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		
<b>520. Total Reduction Amount Due Seller</b>		<b>138,784.89</b>
<b>600. Cash at Settlement to/from Seller</b>		
601. Gross amount due to seller (line 420)		1,575,549.45
602. Less reductions in amount due seller (line 520)		138,784.89
<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		<b>1,436,764.56</b>

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

**L. Settlement Charges**

700. Total Real Estate Broker Fees		\$ 94,500.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:				
701.	\$39,375.00	to Re/Max Realty Group		
702.	\$39,375.00	to DSM commercial Realty		
	\$15,750.00	to Remax of Wilmington		
703.	Commission paid at settlement			94,500.00
<b>800. Items Payable in Connection with Loan</b>				
801.	Our origination charge (Includes Origination Point 0.000% or \$0.00)	\$	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)	
803.	Your adjusted origination charges		(from GFE A)	
804.	Appraisal fee	to	(from GFE #3)	
805.	Credit report	to	(from GFE #3)	
806.	Tax service	to	(from GFE #3)	
807.	Flood certification	to	(from GFE #3)	
808.		to		
<b>900. Items Required by Lender to be Paid in Advance</b>				
901.	Daily interest charges from	from 10/08/2021 to 11/01/2021 @ \$0.00/day	(from GFE #10)	
902.	Mortgage insurance premium	months to	(from GFE #3)	
903.	Homeowner's insurance	months to	(from GFE #11)	
904.		months to	(from GFE #11)	
<b>1000. Reserves Deposited with Lender</b>				
1001.	Initial deposit for your escrow account		(from GFE #9)	
1002.	Homeowner's insurance	months @ \$ /month		
1003.	Mortgage insurance	months @ \$ /month		
1004.	Property taxes	months @ \$ /month		
1005.	County taxes	months @ \$ 62.83/month \$		
1006.	Assessments	months @ \$ 0.00/month \$		
1007.	Aggregate Adjustment	\$		
<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance	\$	(from GFE #4)	
1102.	Settlement or closing fee	to \$		
1103.	Owner's title insurance - First American Title Insurance Company	\$	(from GFE #5)	5,838.75
1104.	Lender's title insurance - First American Title Insurance Company	\$		
1105.	Lender's title policy limit \$0.00 Lender's Policy			
1106.	Owner's title policy limit \$1,575,000.00 Owner's Policy			
1107.	Agent's portion of the total title insurance premium	\$4,671.00		
	to Fuqua, Willard, Stevens & Schab, P.A.			
1108.	Underwriter's portion of the total title insurance premium	\$1,167.75		
	to First American Title Insurance Company			
1109.	Attorneys Fees	to Fuqua, Willard, Stevens & Schab, PA		3,000.00
1110.	Attorneys Fees	to Fuqua, Willard, Stevens & Schab, PA		1,000.00
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Government recording charges	\$	(from GFE #7)	85.00
1202.	Deed \$85.00 Mortgage \$	Release \$		
1203.	Transfer taxes	\$	(from GFE #8)	63,000.00
1204.	City/County tax/stamps	Deed \$23,625.00 Mortgage \$		
1205.	State Tax/stamps	Deed \$39,375.00 Mortgage \$		
1206.		Deed \$ Mortgage \$		
<b>1300. Additional Settlement Charges</b>				
1301.	Required services that you can shop for		(from GFE #6)	
1302.		to		
1303.	Cert. of Good Standing	to Parcels, Inc.		139.00
1304.	Legal Description Fee	to Pennoni Engineering		150.00
1305.	Buyers Commission 2% Fee to REM	to REMAX/ Roger Smith		31,500.00
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>103,712.75</b>	<b>95,500.00</b>

\*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. \*\*Credit by lender shown on page 1. \*\*\*Credit by seller shown on page 1.

**HUD CERTIFICATION OF BUYER AND SELLER**

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.

**Buyers**

STIENER LAND LLC

  
\_\_\_\_\_  
Andrew Springer, Manager

DELSTAR, LLC

\_\_\_\_\_  
John Slamato, Manager

\_\_\_\_\_  
F. Hall Chaney, III, Manager

**Sellers**

REVOCABLE TRUST AGREEMENT OF OLDA KEENE PARSONS

\_\_\_\_\_  
Harry Dale Parsons, Substitute Trustee

REVOCABLE TRUST AGREEMENT OF HARRY DALE PARSONS

\_\_\_\_\_  
Harry Dale Parsons, Trustee

**Settlement Agent**

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.

\_\_\_\_\_  
SETTLEMENT AGENT

\_\_\_\_\_  
DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

See attached addendum for additional information

Previous editions are obsolete

**Itemization of Section 200 Credits**

Name of Borrower:	Name of Seller:	File Number:
		Prepared 10/07/2021 at 9:48 am

**Note: This page displays an itemization of the credits shown in section 200 of the HUD-1 Settlement Statement. This page accompanies but is not a part of the HUD-1 Settlement Statement. If a discrepancy exists, the information on the HUD-1 Settlement Statement applies.**

Credits	Credit

**Itemization of Your Loan Origination Charges**

Name of Borrower: Stiener Land LLC DelStar, LLC	Name of Seller: Revocable Trust Agreement of Olda Keene Parsons Revocable Trust Agreement of Harry Dale Parsons	File Number: 210363
		Prepared 10/07/2021 at 9:48 am

**Note: This page displays an itemization of the adjusted origination charges shown in section 800 of the HUD-1 Settlement Statement. This page accompanies but is not a part of the HUD-1 Settlement Statement. If a discrepancy exists, the information on the HUD-1 Settlement Statement applies.**

Your Loan Origination Charges	Borrower	Seller
801. Our origination charge (Includes Origination Point 0.000% or \$0.00)		
to	\$ 0.00	
802. Your credit or charge (points) for the specific interest rate chosen		
to	\$ 0.00	
803. Your adjusted origination charges	0.00	0.00

**Itemization of Line 1101**

Name of Borrower: Stiener Land LLC DelStar, LLC	Name of Seller: Revocable Trust Agreement of Olda Keene Parsons Revocable Trust Agreement of Harry Dale Parsons	File Number: 210363
		Prepared 10/07/2021 at 9:48 am

**Note: This page displays an itemization of the charges shown on line 1101 of the HUD-1 Settlement Statement. This page accompanies but is not a part of the HUD-1 Settlement Statement. If a discrepancy exists, the information on the HUD-1 Settlement Statement applies.**

1100. Title Charges	Total Charge	Borrower	Seller
1101. Title services and lender's title insurance to			
1102. Settlement or closing fee to	\$ 0.00		
1104. Lender's title insurance - First American Tit to First American Title Insurance Co	\$ 0.00		
<b>Totals:</b>	<b>\$ 0.00</b>	<b>0.00</b>	<b>0.00</b>
Seller/Lender credits shown on page 1		POC = Paid Outside Closing CR = Lender Credit	



John Ashman, Director of Utility Planning - Engineering  
Jennifer Norwood, Manager - Planning & Zoning