

File #:	HVSEH-19-4759	Property	21.33 acres Foster Creek and Williams Lane	Settlement Date	02/19/2021
Prepared:	02/17/2021		Hanahan, SC 29410	Disbursement Date	02/19/2021
Attorney:	Steven E. Harvey	Buyer	Heron Preserve, LLC		
			572 Savannah Highway		
			Charleston, SC 29407		
		Seller	City of Hanahan		
			1255 Yeamans Hall Road		
			Hanahan, SC 29410		
		Lender			

Description	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$1,650,000.00
Excess Deposit	\$100,000.00	
Closing Extension fee fr Buyer		\$25,000.00
Government Recording and Transfer Charges		
City/County tax/stamps Deed \$1,815.00 Mortgage \$ to Berkeley County Register of Deeds	\$1,815.00	
State tax/stamps Deed \$4,290.00 Mortgage \$ to Berkeley County Register of Deeds	\$4,290.00	
Commissions		
--\$49,500.00 to Carolina One Real Estate	\$49,500.00	
--\$49,500.00 to Crescent Homes Realty	\$49,500.00	
Commission paid at settlement	\$99,000.00	
Title Charges		
Courier/Wires to Harvey & Vallini, LLC	\$45.00	
Seller's Attorney Fees to Reeves Law, PA	\$600.00	
	Debit	Credit
Subtotals	\$205,750.00	\$1,675,000.00
Due to Seller	\$1,469,250.00	
Totals	\$1,675,000.00	\$1,675,000.00

Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.

We/I authorize Harvey & Vallini, LLC to cause the funds to be disbursed in accordance with this statement.

City of Hanahan

By: _____ Date _____
 Michael A. Cochran, City Administrator

Settlement Agent _____ Date _____