

**EXHIBIT 1.530**

CASE NO.: 50-2018-CA-002317

Sahm Foreclosure v BFR, LLC et al

**PROOF OF WIRE TRANSFER IN AMOUNT OF \$217,233.00 FROM TRUSTS BELONGING TO JOSHUA, JACOB AND DANIEL BERNSTEIN FOR DOWN PAYMENT PURCHASE OF SAHM HOME VIA BFR,LLC AND HUD STATEMENT AND WARRANTY DEED JUNE 20, 2008**

NOTE - DOCUMENTS TAKEN FROM LIS PENDENS FILED IN SAHM FORECLOSURE BY DEFENDANT CANDICE BERNSTEIN UNDER ECASEVIEW DOCUMENT NUMBER 75 FILED MAY 26, 2020

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COMERICA BANK  
WIRE TRANSFER FAX NOTIFICATION

DOMESTIC CREDIT ADVICE

FLORIDA TITLE AND CLOSING COMPANY  
CO JOHN M CAPPELLER JR PA  
350 CAMINO GARDENS BLVD STE303  
BOCA RATON, FL 33432

Fax Date 06/20/2008  
Transfer Date 06/20/2008  
Account [REDACTED]  
Seq # 080620003519  
Amount \$217,233.00  
Fad Ref 000712

Sending Bank 061003415 SILVERTON BK, N.A.

Receiving Bank 067012099 COMERICA BANK

Beneficiary ACCT-[REDACTED]  
FLORIDA TITLE & CLOSING COMPANY ESC  
350 CAMINO GARDENS BLVD # 303  
BOCA RATON, FL 33432

Originator ACCT-xxx [REDACTED]  
BERNSTEIN FAMILY REALTY LLC  
950 PENINSULA CORPORATE CIRCLE  
SUITE 3010 BOCA RATON, FL 33487

Originator's Bank ABA-[REDACTED]  
LEGACY BANK OF FLORIDA

Amount \$217,233.00

Acceptance Timestamp 06/20/2008 11:32

OMAD Fields 20080620F6QC949C00001006201132FT01

IMAD 20080620F187281C000712

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THIS TRANSFER IS SUBJECT TO APPLICABLE FEES AND THE TERMS AND CONDITIONS OF THE 'FUNDS TRANSFER AUTHORIZATION AND AGREEMENT'.

PLEASE DIRECT INQUIRIES TO COMERICA INVESTIGATIONS AT 1-800-643-4421  
PRESS OPTION 3 AND REFER TO THE WIRE SEQ #

A. Settlement Statement

B. Type of Loan

1. FHA	2. FmHA	3. Conv. Units	4. File Number FTDS-087	7. Loan Number ID:	8. Mortg. Ins. Case Num.
4. VA	5. Conv. Ins.				

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.a.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: Bernstein Family Realty, LLC, a Florida limited liability company  
 Address of Borrower: 950 Peninsula Corporate Circle, Suite 3010, Boca Raton, Florida 33431

E. NAME OF SELLER: Walter E. Sahn and Patricia Sahn, his wife  
 Address of Seller: 8230 SE 177th Winderthur Loop, The Villages, Florida 32182

F. NAME OF LENDER: Walter E. Sahn and Patricia Sahn  
 Address of Lender: 8230 SE 177th Winderthur Loop, The Villages, Florida 32182

G. PROPERTY LOCATION: 2733 NW 34th Street, Boca Raton, Florida 33434

H. SETTLEMENT AGENT: Florida Title & Closing Co.  
 Place of Settlement: 350 Camino Gardens Blvd., Suite 303, Boca Raton, Florida 33432

I. SETTLEMENT DATE: 6/20/08

TIN: [REDACTED]

TIN: 72-1587283  
 Phone: 561-332-3636

DISBURSEMENT DATE: 6/20/08

Summary of Borrower's Financials		Summary of Seller's Financials	
100. Gross amount due from borrower		400. Gross amount due to seller	
101. Contract sales price	360,000.00	401. Contract sales price	360,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	4,339.18	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/county taxes		406. City/county taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. Solid Waste Authority from 03/20/08 to 09/30/08	35.48	409. Solid Waste Authority from 03/20/08 to 09/30/08	35.48
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	364,339.18	420. Gross amount due to seller:	360,035.48
200. Amount paid or credited to borrower		500. Reductions in amount due to seller	
201. Deposit of earnest money	38,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (Line 1400)	5,732.50
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	110,000.00	507. Principal amt of mortgage held by seller	110,000.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/county taxes		510. City/county taxes	
211. County taxes from 01/01/08 to 06/20/08	1,181.64	511. County taxes from 01/01/08 to 06/20/08	1,181.64
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/bor borrower:	147,181.64	520. Total reductions in amount due seller:	116,894.14
300. Cash at settlement from/to borrower		600. Cash at settlement from/to seller	
301. Gross amount due from borrower (Line 120)	364,339.18	601. Gross amount due to seller (line 420)	360,035.48
302. Less amount paid by/bor the borrower (Line 220)	(147,181.64)	602. Less total reductions in amount due seller (line 520)	(116,894.14)
303. Cash (✓) From ( ) To ( ) Borrower:	217,233.00	603. Cash (✓) To ( ) From ( ) Seller:	243,141.32

Substitute Form 1099 Seller Statement: The information contained in blocks E, 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 form 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 6252 and/or Schedule D (Form 1040).

Borrower's Initial(s):  
 [Signature]

Seller's Initial(s):  
 W E S A S

		Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$360,000.00 @ % = 540.00		
701.	540.00 % to Remax Advantage Plus		
702.	% to		
703. Commission paid at settlement			540.00
704. Processing Fee	to Remax Advantage Plus	245.00	245.00
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		
901. Interest from	06/20/08 to 07/31/08 @ 18.5690 /day	215.48	
902. Mortgage insurance premium for	months to		
903. Hazard insurance premium for	years to		
904. Flood insurance premium for	years to		
905.	years to		
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			
1101. Settlement or closing fee	to Florida Title & Closing Co.	150.00	150.00
1102. Abstract or title search	to Florida Title & Closing Co.		275.00
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Mortgage Document Preparation	to Florida Title & Closing Co.	350.00	
1106. Notary fees	to		
1107. Attorney's Fees	to Steven I. Greenwald, P.A.	2,250.00	
(includes above item numbers:	)		
1108. Title insurance	to Florida Title & Closing Co.	25.00	1,875.00
(includes above item numbers:	)		
1109. Lender's coverage (Premium):	\$110,000.00 (\$25.00)		
1110. Owner's coverage (Premium):	\$360,000.00 (\$1,875.00)		
1111. Endorse:			
1112.	to		
1113.	to		
1201. Recording fees	Deed \$19.10 Mortgage(s) 587.10 Releases	108.20	
1202. City/county tax/stamps	Deed Mortgage(s)	220.00	
1203. State tax/stamps	Deed Mortgage(s)	385.00	2,520.00
1204.	to		
1205. Release Processing Fee	to Florida Title & Closing Co.		25.00
1301. Survey	to PAC Surveying	325.00	
1302. Courier/Recording/Express Processing	to Florida Title & Closing Co.	50.00	25.00
1303. Municipal Lien Processing Fee	to Florida Title & Closing Co.		40.00
1304. File Storage Processing Fee	to Florida Title & Closing Co.	37.50	37.50
1305.	to		
1306.	to		
1307.	to		
1308.	to		
1309.	to		
(Enter on lines 103, Section J and 502, Section K)		4,359.18	5,732.50

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.

Bernstein Family Realty, LLC  
 By: Simon Bernstein, Manager Borrower  
Walter E. Sahn Seller  
Patricia Sahn Seller  
 Date: 6-20-08

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.  
 Florida Title & Closing Co.  
 By: [Signature] 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 DoubleTime®



CFN 20080241510  
OR BK 22723 PG 0689  
RECORDED 06/26/2008 09:06:17  
Palm Beach County, Florida  
ANT 360,000.00  
Doc Stamp 2,520.00  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0689 - 690; (2pgs)

Prepared by and return to:  
John M. Cappeller, Jr.

Florida Title & Closing Co.  
350 Camino Gardens Blvd. Suite 303  
Boca Raton, FL 33432  
561-392-3636  
File Number FT08-087  
Will Call No. 159

Parcel Identification No. 06-42-47-10-02-007-0680

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18<sup>th</sup> day of June, 2008 between Walter E. Sahm and Patricia Sahm, his wife whose post office address is 8230 SE 17<sup>th</sup> Witherthur Loop, The Villages, FL 32162 of the County of Marion, State of Florida, grantor\*, and Bernstein Family Realty, LLC, a Florida limited liability company whose post office address is 950 Peninsula Corporate Circle, Suite 3010, Boca Raton, FL 33431 of the County of Palm Beach, State of Florida, 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 68, Block G, BOCA MADERA UNIT 2, according to the Plat thereof, recorded in Plat Book 32, Pages 59 AND 60, of the Public Records of Palm Beach County, Florida.

Subject to restrictions, reservations and easements of record and taxes for the year 2008 and thereafter

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.

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