In the Court of Common Pleas
Hamilton County, Ohio
Probate Division

Anita Alexander,
Administrator of the Estate of Mabel Alexander,
Plaintiff,

Case No. 2023001620

Vs.

Application Ordering Distribution of Proceeds

Howard Dixon et alia,
Defendants.

Now comes Anita Alexander, Administrator of the Estate of Mabel Alexander, Deceased, Plaintiff, and applies to the Court for an Order directing the Plaintiff to distribute the $160,000.00 proceeds of the within Land Sale Proceeding as follows:

1. To the Clerk of the Probate Court of Hamilton County, Ohio, the sum of $4,186.00 including: $250.00 to the court appointed appraiser and $3,946.00 to Law Office of Elizabeth A. Tye, LLC for legal services and court costs advanced in connection with this proceeding;
2. To the purchaser, the prorated amount of taxes and assessments due from 7/01/2025 to 1/28/26, in the amount of $2,431.64;
3. The Sum of $776.00 to Hamilton County Recorder's Office;
4. The sum of $480.50 to the Hamilton County Auditor as a Conveyance Fee/Transfer Tax;
5. The sum of $4,800.00 in real estate commissions to Eurie Realty;
6. The sum of $495.00 to the Leo Grote LPA;
7. To the Ohio State Treasurer State Tax Lien, the sum of $1,626.89
8. To Hamilton County Treasurer for delinquent real estate taxes and the sum of $8,825.21
9. The sum of $7,510.20 to the Greater Cincinnati Water Works;
10. The sum of $1,786.00 to the Miscellaneous Fees;
11. To Anita Alexander, Administrator of the Estate of Mabel Alexander, Deceased, the sum of $127,052.56 to be accounted for according to law.

Respectfully submitted,

Elizabeth Tye

Attorney Elizabeth A. Tye (#0075936)
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Cincinnati, Ohio 45250
513-641-4600/ liztye@icloud.com

FILED
RALPH WINKLER
JUDGE & EX-OFFICIO CLERK
02/11/2026
HAMILTON COUNTY
PROBATE COURT
CONFIRMATION # 1139103

601.22

Leo Grote LPA
ALTA Universal ID:
4445 Lake Forest Drive
150
Cincinnati, OH 45242
(513) 554-3000

ALTA Combined Settlement Statement

File #:	2024-1059	**Property**	5504 Stewart Avenue Cincinnati, OH 45227	**Settlement Date**	01/28/2026
Print Date & Time:	02/05/2026 at 03:06 PM EST	**Buyer**	JDR Rental Properties, LLC 3748 Davenant Avenue Cincinnati, OH 45213	**Disbursement Date**	01/28/2026
Escrow Officer:	Nicole Reed				
Settlement Location:	4445 Lake Forest Drive 150 Blue Ash, OH, 45242	**Seller**	Anita Alexander, Administrator of Estate of Mabel Alexander 5323 Whetsel Avenue Cincinnati, OH 45227		
		Lender	Rain City Capital LLC 12131 113th Avenue Northeast #201 Kirkland, WA 98034		

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$160,000.00	Sale Price of Property	$160,000.00	
		Deposit		$1,000.00
		Loan Amount		$234,000.00
		Prorations/Adjustments		
$2,431.64		County Taxes 07/01/2025 to 01/28/2026		$2,431.64
		Loan Charges		
		Origination Fee to Rain City Capital LLC	$2,340.00	
		Processing Fee to Rain City Capital LLC	$1,725.00	
		Broker Fee to LoanBidz	$395.00	
		Broker Origination Fee to LoanBidz	$3,510.00	
		LIP/CONSTRUCTION HOLDBACK	$100,000.00	
		Government Recording and Transfer Charges		
$360.00		Recording Fees	$276.00	
		---Deed: $50.00		
		---Mortgage: $226.00		
		---Other Document: $34.00		
		---Other Document 2: $70.00		
		---Other Document 3: $62.00		
		---Other Document 4: $62.00		
		---Other Document 5: $70.00		
		---Other Document 6: $62.00		
$0.50		County Auditor's Transfer Fee (Deed) to Hamilton County Auditor		
$480.00		County Transfer Tax (Deed) to Hamilton County Auditor		
$42.00		Record 4th Affidavit to Hamilton County Recording Office		
$374.00		Record Three Title Affidavits to Hamilton County Recording Office		
		Commission		

Seller			Buyer	
Debit	Credit		Debit	Credit
$4,800.00		Listing Agent Commission to Eurie Realty		
		Selling Agent Commission to Eurie Realty	$4,800.00	
		Title Charges & Escrow / Settlement Charges		
		Title - Binder Fee to Leo Grote LPA	$75.00	
		Title - Closing Fee to Leo Grote LPA	$290.00	
		Title - CPL (Lender) to Chicago Title Insurance Company	$40.00	
		Title - E-Filing Fee to Simplifile	$9.50	
		Title - Lender's ALTA 22-06 Endorsement to Chicago Title Insurance Company	$150.00	
		Title - Lender's ALTA 8.1 Endorsement to Chicago Title Insurance Company	$50.00	
		Title - Lender's ALTA 9-06 Endorsement to Chicago Title Insurance Company	$150.00	
		Title - Lender's OTIRB OH-101 Endorsement to Chicago Title Insurance Company	$25.00	
		Title - Lender's Title Policy to Chicago Title Insurance Company	$873.00	
		Title - Shipping/Courier Fee to Leo Grote LPA	$45.00	
		Title - Title Exam Fee to Leo Grote LPA	$445.00	
		Title - Title Update & Legal Review Fee to Leo Grote LPA	$600.00	
$200.00		Title - Deed Preparation Fee to Leo Grote LPA		
$45.00		Title - Overnight Fees/Payoff-Courier to Leo Grote LPA		
		Title - Owner's Title Policy to Chicago Title Insurance Company	$511.13	
$250.00		Title - Seller Closing Fee to Leo Grote LPA		
		Miscellaneous		
$1,500.00		Affidavits to Clear Title Preparation Fees (x6) to Leo Grote LPA		
		Mortgage Location Survey to McSteen Land Surveys	$230.00	
$36.00		Probate Court - Advanced Deposits to Hamilton County Probate Court		
$250.00		Probate Court - Appraiser Scott Steiber to Hamilton County Probate Court		
$3,600.00		Probate Court - Attorney - Elizabeth Tye to Hamilton County Probate Court		
$20.00		Probate Court - Extra Entries (4) to Hamilton County Probate Court		
$160.00		Probate Court - Initial Filing Fee Advancted to Hamilton County Probate Court		
$100.00		Probate Court - Pages to Hamilton County Probate Court		
$20.00		Probate Court - Service of Summons Fees to Hamilton County Probate Court		
$316.00		Probate Court - Total Page Fee to Hamilton County Probate Court		
$1,626.89		State Tax Lien updated payoff to Treasurer State of Ohio		
$7,510.20		Water Bill to GCWW		
$8,825.21		Delinquent Taxes to Bring Current to Hamilton County Treasurer		

Seller			Buyer	
Debit	Credit		Debit	Credit
$32,947.44	**$160,000.00**	**Subtotals**	**$276,539.63**	**$237,431.64**
		Due from Buyer		$39,107.99
$127,052.56		Due to Seller		
$160,000.00	**$160,000.00**	**Totals**	**$276,539.63**	**$276,539.63**

See signature addendum

Signature Addendum

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 Leo Grote LPA to cause the funds to be disbursed in accordance with this statement.

JDR Rental Properties, LLC, an Ohio Limited Liability Company

By: Jeffrey Rogers 1/28/26
Jeffrey Rogers, Sole Member Date

Estate of Mabel Alexander

By: _____
Anita Alexander, Administrator Date

Linda Massa 1/28/26
Settlement Agent Date

Produced by Leo Grote LPA
Using Qualia

2024-1059
Printed on 01/22/2026

Confirm Receipt

Estate of Mabel Alexander

By: Anita Alexander Administrator 1.30.21

Anita Alexander, Administrator — Date