

Gustafson Law, Inc., PS
ALTA Universal ID:
1500 West Fourth Ave.
Suite 408
Spokane, WA 99201

File No./Escrow No. : 20-1527-C
Print Date & Time: September 30, 2020 6:19 pm
Officer/Escrow Officer : Alissa Raczykowski
Settlement Location : 1500 West Fourth Ave., Suite 408
Spokane, WA 99201

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

Property Address: 11020 E 10th Ave
Spokane Valley, WA 99206

Borrower: Escalade Properties, LLC
701 E Front Ave, Floor 2
CDA, ID 83814

Seller: Thomas [REDACTED]
[REDACTED]
Spokane Valley, WA 99206

Lender: [REDACTED]

Settlement Date: September 30, 2020
Disbursement Date: September 30, 2020

FINAL

| Seller | | Description | Borrower | |
|--------|------------|---|------------|------------|
| Debit | Credit | | Debit | Credit |
| | | Financial | | |
| | 108,000.00 | Sale Price of Property | 108,000.00 | |
| | | Deposit | | 500.00 |
| | | Loan Amount | | 150,000.00 |
| | | Prorations/Adjustments | | |
| | 423.41 | County Taxes 10/01/20 - 01/01/21 | 423.41 | |
| | | Loan Charges to [REDACTED] dated November 18, 1997, [REDACTED] | | |
| | | 1% Origination Fee to [REDACTED] dated November 18, 1997, | 1,500.00 | |
| | | Other Loan Charges | | |
| | | Doc Prep to CLM Closing Services, LLC | 200.00 | |
| | | Loan Servicing Fee to Lake City Servicing | 180.00 | |

| Seller | | Description | Borrower | |
|---------------|---------------|---|-----------------|---------------|
| Debit | Credit | | Debit | Credit |
| | | Other Loan Charges | | |
| | | Servicing Setup Fee to Lake City Servicing | 200.00 | |
| | | Title Charges and Escrow/Settlement Charges | | |
| 460.00 | | Escrow - Closing Fee to Gustafson Law, Inc., PS | 460.00 | |
| | | Lender's Policy to First American Title Company | 559.75 | |
| 740.52 | | Owner's Policy to First American Title Company | | |
| 500.00 | | Mobile Home Title Transfer to DOL/GLI | | |
| | | Commissions | | |
| 2,430.00 | | Real Estate Agent Commission to Synergy Properties | | |
| 3,240.00 | | Real Estate Agent Commission to Keller Williams | | |
| | | Government Recording and Transfer Charges | | |
| | | Recording Fees to First American Title Company | 222.00 | |
| 1,733.00 | | 1.60% Excise Tax to Spokane County Treasurer | | |
| | | Miscellaneous | | |
| | | Prepaid Interest \$37.500 per day from 09/30/20 to 10/01/20 Lake City Servicing | 37.50 | |
| 400.00 | | Final Water Holdback to Model Irrigation | | |
| Seller | | | Borrower | |
| Debit | Credit | | Debit | Credit |
| 9,503.52 | 108,423.41 | Subtotals | 111,782.66 | 150,500.00 |
| 98,919.89 | | Due to Seller/Borrower | 38,717.34 | |
| 108,423.41 | 108,423.41 | Totals | 150,500.00 | 150,500.00 |

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Gustafson Law, Inc., PS to cause the funds to be disbursed in accordance with this statement.

Borrower

Escalade Properties, LLC

BY: _____
Lee Arnold
Managing Member

Seller

[Redacted]

[Redacted]

Alissa Raczynski
Escrow Officer