

Title Professionals Group, Ltd
 60 North Chestnut Street
 Jefferson, OH 44047
 (440) 576-8045

ALTA Buyer's Settlement Statement

File #:	J-233720V	Property	6626 Lake Road West	Settlement Date	12/15/2023
Prepared:	12/15/2023		Ashtabula, OH 44004	Disbursement Date	12/15/2023
Escrow Officer:	Tina Vlasaty	Buyer	Manvid Investments LLC P O Box 60 Rock Creek, OH 44084		
		Seller	This Too Realities Inc. PO Box Ashtabula, OH 44004		
		Lender			

Description	Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$180,000.00	
Deposit		\$3,000.00
Prorations/Adjustments		
County Taxes 07/01/2023 to 12/15/2023		\$1,564.08
Government Recording and Transfer Charges		
Recording Fees	\$42.00	
---Deed: \$42.00		
County Auditor's Transfer Fee (Deed) to Ashtabula County Auditor	\$0.50	
Title Charges & Escrow / Settlement Charges		
Title - Settlement or Closing Fee to Title Professionals Group, Ltd	\$445.00	
Title - Special Tax Search to Title Professionals Group, Ltd	\$60.00	
Title - Title Commitment to Venture Land Title Agency LLC	\$100.00	
Title - Wires/Overnights/Doc Processing Fee to Title Professionals Group, Ltd	\$35.00	
Title - Owner's Title Policy to Venture Land Title Agency LLC	\$498.75	
Miscellaneous		
Broker Fee to Berkshire Hathaway Home Services Professional Realty	\$375.00	
	Debit	Credit
Subtotals	\$181,556.25	\$4,564.08
Due from Buyer		\$176,992.17
Totals	\$181,556.25	\$181,556.25

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 Title Professionals Group, Ltd to cause the funds to be disbursed in accordance with this statement.

Manvid Investments LLC, an Ohio Limited Liability Company

By: _____
David Janowski, Member Date

Settlement Agent Date