

Seller's Final Settlement Statement



Orange Coast Title Company of
Northern California
11249 Gold Country Blvd. #180
Gold River, CA 95670
Phone: (916)965-6490 Fax:
(916)965-8927

Close of Escrow: August 16, 2023
Escrow officer/Closer: Fallon Vallejo
Escrow Number: 525-SAC-23201668-60
Buyer: Nicholas M. Petry and Maria A. Francavilla
 1419 Dickson Street
 Sacramento, CA 95822
 Kevin Petry
 614 Rooks Road
 Seffner, FL 33584
Seller: Nerradscali Corp., a California Corporation
 3960 Kingsbarns Drive
 Roseville, CA 95747
Property Location: 1419 Dickson Street
 Sacramento, CA 95822

Certified to be a True and Correct Copy
of the Original Document

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Northern California

	Debit	Seller Credit
Financial Consideration		
Sale Price of Property		365,000.00
Seller Credit	5,000.00	
Prorations/Adjustments		
County Property Tax 07/01/23-08/16/23	123.61	
Commissions		
Commission - Selling Broker to Big Block Realty North	9,125.00	
Other Loan Charges		
Notary - Mobile Signing Fee/Seller to Trish Bunyan-Eastland	175.00	
Escrow/Title Charges		
Binder Credit for prior TA 525-2364019-62 to Orange Coast Title Company		502.00
Document Prep Fee to Orange Coast Title Company of Northern California	75.00	
Escrow Fee- Half to Orange Coast Title Company of Northern California	575.00	
Messenger Fee (Standard pick-up & delivery) to Orange Coast Title Company of Northern California	60.00	
State Tax Filing to Orange Coast Title Company of Northern California	45.00	
Wire Fee- Outgoing to Orange Coast Title Company of Northern California	20.00	
Owner's Title Insurance to Orange Coast Title Company of Northern California	1,258.00	
Coverage: \$365,000.00		
Premium: \$1,258.00		
Disclosed Premium: \$768.00		
Version: ALTA Homeowners Policy (02-03-10)		
Recording Charges		
City Transfer Tax to Orange Coast Title Company	501.88	
County Transfer Tax to Orange Coast Title Company	401.50	

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		Debit	Seller Credit
Payoffs			
Payoff of First Mortgage Loan to Iron Bridge Lending		183,231.73	
Loan Payoff	182,980.16		
Additional Interest (From 08/18/23 To 08/18/23 @ 50.314000	251.57		
Per Diem) plus 5 Extra Days			
	Total Payoff	<u>183,231.73</u>	
Miscellaneous Debits/Credits			
amount due to City of Sacramento		521.92	
Home Warranty to Home Warranty of America		500.00	
Natural Hazard Disclosure to MyNHD, Inc		94.95	
TC Fee to Platinum TC Services		400.00	
Subtotals		202,108.59	365,502.00
Balance Due TO Seller		163,393.41	
TOTALS		365,502.00	365,502.00