

Fidelity National Title Company

770 Tamalpais Drive, #306, Corte Madera, CA 94925

Phone: (415)925-0130

FINAL SELLER'S STATEMENT

Settlement Date: June 2, 2021
Disbursement Date: June 2, 2021

Escrow Number: FMNA-6012100202
Escrow Officer: Donna DiBasilio
Email: donnad@fnf.com

Buyer: Kirk and Aubrey McConnell Family Trust UDTA dated April 9, 2021
306 Ashton Lane
Mill Valley, CA 94941

Seller: Chris Foreman. Trustee of the Chris Foreman Survivor's Trust Dated November 21, 2008
3416 Chris Lane
San Mateo, CA 94403

Property: 306 Ashton Lane
Mill Valley, CA 94941
Parcel ID(s): 200-252-05

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					1,775,000.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$5,578.73	06/02/21 to 07/01/21 (\$5,578.73 / 180 X 29 days)				898.80
COMMISSIONS					
Commission - Listing Agent	Compass \$1,775,000.00 @ 2.5000% = \$44,375.00			44,375.00	
Commission - Selling Agent	Coldwell Banker \$1,775,000.00 @ 2.5000% = \$44,375.00			44,375.00	
TITLE & ESCROW CHARGES					
Title - CALFIRPTA Processing Fee	Fidelity National Title Company			45.00	
Title - Mobile Signing Fee - Seller	Jellyfish Enterprises LLC			175.00	
GOVERNMENT CHARGES					
Recording Fees Estimated (\$127.00)	Fidelity National Title Company			23.00	
Marin County Transfer Tax (\$1,952.50)	Fidelity National Title Company			976.25	
PAYOFFS					
Payoff of First Mortgage Loan (\$169,260.78)	Union Bank				
Principal Balance				167,326.79	
Interest To 06/11/21				1,925.41	
Additional Interest (From 06/11/21 To 06/02/21 @ \$24.060000 Per Diem) plus 2 Extra Days				-168.42	
Recording Fee				102.00	
Reconveyance Fee				45.00	
Demand Fee				30.00	
MISCELLANEOUS CHARGES					
Natural Hazards Disclosure	Disclosure Source			99.00	
Pay Compass Concierge Loan	Notable Finance LLC			29,604.00	
Reimburse for Aris - housecleaning	Linda Tull			400.00	
Reimburse for Home Depot misc.	Linda Tull			108.09	

	\$	DEBITS	\$	CREDITS
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MISCELLANEOUS CHARGES				
Reimburse for Trees Linda Tull		275.00		
Reimburse for water heater compliance Linda Tull appraisal		250.00		
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Subtotals		289,966.12		1,775,898.80
Balance Due TO Seller		1,485,932.68		
TOTALS		1,775,898.80		1,775,898.80

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES