LandCastle Title, LLC 4860 Robinhood Drive, Willoughby, OH 44094 Phone: (440)942-5168 | FAX: (440)201-7628

MASTER STATEMENT

Settlement Date: November 18, 2016 Disbursement Date: November 18, 2016

Escrow Number: 046CLEVCTI-OH046-1601648PR Escrow Officer: Mike Norsic

Buyer: iplanGroup Agent For Custodian FBO Anup Garg Roth IRA 3717 West 134th Street

Cleveland, OH 44111

Seller: Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2015-1 333 S. Anita Drive #400

Orange, CA 92868

Property: 1564 Winchester Avenue Lakewood, OH 44107

₩ 30,000.00 23,722.90 6,277.10 1,000.00 1,000.00 2,928.81 DEBITS 288.04 350.00 375.00 175.00 60.25 75.00 25.00 SELLER 3ITS \$ 30,000.00 30,000.00 30,000.00 CREDITS Subtotals Water Bill to Lakewood Utility Billing. LPA Balance Due TO Seller Balance Due FROM Buyer MISCELLANEOUS CHARGES County Fiscal Officer County Transfer Tax (\$120.50) to Cuyahoga Recording Fees to Cuyahoga County Fiscal Officer RECORDING CHARGES Owners Policy
Coverage: \$30,000.00 Premium: \$
Version: ALTA Owners Policy (06/17/06) Policies to be issued: Title - Owner's Title Insurance to LandCastle Title, Title - Special Tax Search to LandCastle Title, LLC Title - Shipping & Handling to LandCastle Title, Title - Settlement or closing fee to LandCastle Title, LLC Title - Seller - Wire Service Fee to LandCastle Title - Seller - Preliminary Title Search to LandCastle Title, LLC Title - Seller - Deed Preparation to Zele & Zele Co., Title - Seller - Closing Coordination Fee to LandCastle Title, LLC Title, LLC Title - Recording Service Charge to LandCastle Title - Commitment to LandCastle Title, LLC TITLE & ESCROW CHARGES Commissions - Selling Agent to Realty Trust COMMISSIONS County Taxes at \$3,329.02 PRORATIONS/ADJUSTMENTS Deposit Sale Price of Property Commissions - Listing Agent to Remax Beyond FINANCIAL CONSIDERATION Realty Trust Serivces 01/01/16 to 11/18/16 Remax Beyond 2000 Premium: \$175.00 \$1,000.00 \$1,000.00 ₩ 30,628.25 30,628.25 30,000.00 DEBITS 350.00 60.25 28.00 60.00 30.00 25.00 75.00 0.00 0.00 BUYER 30,628.25 26,699.44 3,928.81 2,928.81 1,000.00 REDITS

MASTER STATEMENT - Continued

BY:	Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2015-1	I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement. SELLER: BUYER:
BY:	iplanGroup Agent For Custodian FBO Anup Garg Roth IRA	t of my knowledge and belief, it is a true and accurate statement of his transaction. I further certify that I have received a copy of the BUYER: