Title One Agency, Inc 11699 Brookpark Road Parma, OH 44130

File #: CLE-2021-1276 Prepared: 09/13/2021

Property

4110 East 64th Street Cleveland, OH 44105 Settlement Date 09/16/2021 Disbursement Date 09/16/2021

\$42,625.87

Escrow Officer: Lori O'Hara

Buyer Seller Beachmorr Properties II, LLC

Seller Roger S. Adkins Lender

Description	Buyer	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$42,000.00	
Deposit		\$1,000.00
Prorations/Adjustments		
County Taxes 01/01/2021 to 09/16/2021		\$557.56
Government Recording and Transfer Charges		
Government recording charges	\$42.00	
Title Charges		
Settlement or closing fee to Title One Agency, Inc		
Owner's title insurance to First American Title Insurance Company	\$138.87	
Investor Credit to Title One Agency, Inc		\$150.00
Settlement Fee to Title One Agency, Inc	\$295.00	
Title Binder Fee to Title One Agency, Inc	\$50.00	
Document Preparation Fee to Title One Agency, Inc	\$25.00	
Conditional Filing Fee to Title One Agency, Inc	\$25.00	
Express Mail Fee to Title One Agency, Inc	\$25.00	
Wire Fee to Title One Agency, Inc	\$25.00	
Investor Credit to Title One Agency, Inc		\$150.00
	Debit	Credit
Subtotals	\$42,625.87	\$1,857.56
Due from Buyer		\$40,768.31
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See signature addendum

Totals

\$42,625.87

## Signature Addendum

Acknowledgement	
We/I have carefully reviewed the Settlement Statement and find it to account or by me in this transaction and further certify that I have re We/I authorize Title One Agency, Inc to cause the funds to be disbu	. ,
Beachmorr Properties II, LLC, a Limited Liability Company	
By:	
Kenneth H. Morrison, Managing Member	Date
ettlement Agent	Date