

TEEMA Title & Escrow Agency, Inc.
ALTA Universal ID:
2100 W. Chandler Blvd., #34
Chandler, AZ 85224

File No./Escrow No.: [REDACTED]
 Print Date & Time: October 26, 2023 2:10 pm
 Officer/Escrow Officer: Brandon Shepherd
 Settlement Location: 2100 W. Chandler Blvd., #34
 Chandler, AZ 85224

Property Address: 1147 W Drummer Ave
 Mesa, AZ 85210

Borrower:

MFV AZ LLC, an Arizona Limited Liability Company

Seller: [REDACTED] y
 1147 W Drummer Ave
 Mesa, AZ 85210

Lender:

Settlement Date : October 26, 2023
 Disbursement Date : October 26, 2023

Seller Description Borrower				
Debit	Credit		Debit	Credit
		Financial		
	500,000.00	Sale Price of Property	500,000.00	
		Deposit from ARV		1,000.00
		Deposit from MFV AZ LLC		5,000.00
		Deposit from Purple Pineapple		5,000.00
480,000.00		Purchase Money Note		480,000.00

		Prorations/Adjustments		
2,495.00		1149 W Drummer Security Deposit		2,495.00
1,895.00		1147 W Drummer Security Deposit		1,895.00
308.71		Rent-Unit 1147 10/26/23-10/31/23		308.71
328.06		Rent-Unit 1149 10/26/23-10/31/23		328.06

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Seller Description Borrower				
Debit	Credit		Debit	Credit
		Prorations/Adjustments (continued)		
		Title Charges and Escrow/Settlement Charges		
		Escrow Fee to TEEMA Title & Escrow Agency, Inc.	2,100.00	
		Owner's Title Insurance to TEEMA Title & Escrow Agency, Inc. Coverage: \$500,000.00 Premium: \$2,100.00 Version: ALTA® Eagle Homeowners Policy	2,100.00	
		Government Recording and Transfer Charges		
0.00		Recording Fees to TEEMA Title & Escrow Agency, Inc.	150.00	
		Miscellaneous		
		West Star Setup fee to West Star	150.00	
448.75		Taxes Due to MARICOPA County Treasurer	0.00	
		Entry Fee to ARV Assets	0.00	
		Assignment fee to ██████████ ██████████	13,860.00	

		Assignment fee to [REDACTED] [REDACTED]	8,000.00	
		Assignment fee to [REDACTED] [REDACTED]	3,000.00	
		Refund of Earnest Money to [REDACTED] [REDACTED]	1,000.00	
		Refund of Earnest money to [REDACTED] [REDACTED]	5,000.00	
		Assignment fee to [REDACTED] [REDACTED]	5,940.00	
		TC Fee to [REDACTED]	800.00	
Seller				
Debit			Borrower	
	Credit		Debit	Credit
485,475.52	500,000.00	Subtotals	542,100.00	496,026.77
		Due from Borrower		46,073.23
14,524.48		Due to Seller		
500,000.00	500,000.00	Totals	542,100.00	542,100.00

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize TEEMA Title & Escrow Agency, Inc. to cause the funds to be disbursed in accordance with this statement.

Borrower

BY: _____

MFV AZ LLC, an Arizona Limited Liability Company

BY: _____

Seller

_____ Arizona Limited Liability Company

BY: _____

Manager

Brandon Shepherd

