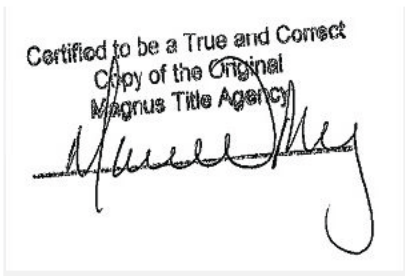




Magnus Title Agency, LLC

17015 North Scottsdale Road
Suite 130
Scottsdale, AZ 85255
(480) 748-2100



Final Closing Statement

Property

1750 East Desert Rose Trail
San Tan Valley, AZ 85143
Lot 707, JOHNSON RANCH UNITS 4D AND 4F, D-45

Buyer

Moving Forward Ventures, LLC
1753 E. Broadway Road
Ste 101-400
Tempe, AZ 85282

Escrow Officer

Maureen Perry

Prepared

04/04/2023

Closing

04/04/2023

Disbursement Date

04/04/2023

Title by

Magnus Title Agency LLC

Escrow # 849-3626-MP

Title #

Seller
[Redacted]
[Redacted]
[Redacted]

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$323,857.78	Sales Price of Property	\$323,857.78	
		Borrower Funds (includes earnest)		\$3,000.00
		Borrower Funds		\$33,848.09
		Prorations/Adjustments		
\$323,857.78		Underlying Mtgs (US Bank)		\$323,857.78
		Commissions		
		Finders/Referral Fee/Commission to Johnson Ranch Community Association, Inc.	\$1,152.04	
		Title Charges		
		Owner's Title Policy to Magnus Title Agency LLC	\$1,582.00	
		Escrow Charges		
		Assignment Fees (2) to Magnus Title Agency, LLC	\$400.00	
		Processing Fee to Magnus Title Agency, LLC	\$450.00	
		Settlement or Closing Fee to Magnus Title Agency, LLC	\$1,270.00	
		Miscellaneous Charges		
		Assignment Fee. to Mango Lassi, LLC	\$5,000.00	
		Assignment Fee. to Quickest Home Offer, LLC	\$5,000.00	
		EM Reimbursement to Mango Lassi, LLC	\$3,000.00	
		Finders/Referral Fee to Mark Michaud	\$4,500.00	
		HOA Disclosure Fees to CCMC	\$482.00	
		HOA Disclosure Service Fee to Homewisedocs.com	\$18.00	
		HOA Initial Reserve Contribution to Johnson Ranch Community Association, Inc.	\$500.00	
		HOA Prepays (Apr-Jun 2023) to Johnson Ranch Community Association, Inc.	\$217.50	
		HOA Working Capital to Johnson Ranch Community Association, Inc.	\$550.00	
		Mobile Notary (B) to Next Level Notary, LLC	\$150.00	
		Mobile Notary (S-OOS) to Unikk Signatures, LLC	\$200.00	
		Payment Due Underlying per 3/13 Stmt to US Bank Home Mortgage	\$12,376.55	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$323,857.78	\$323,857.78		\$360,705.87	\$360,705.87
		Subtotals		
		Due from Buyer		\$0.00
	\$0.00	Due from Seller		
\$323,857.78	\$323,857.78	Totals	\$360,705.87	\$360,705.87