



Magnus Title Agency, LLC

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

Final Closing Statement

Property 4101 West Flower Street

Phoenix, AZ 85019

Lot 72, Terry Park, Bk 84, Pg 21

Escrow # 849-2619-MP

Title #

Buyer

Seller

Moving Forward Ventures, LLC 1753 East Broadway Road

Ste 101-400 Tempe, AZ 85282

Escrow Officer Prepared

Disbursement Date

Closing

Maureen Perry 02/10/2023 02/09/2023 02/09/2023

Title by Magnus Title Agency LLC

Seller			Buye	Buyer	
Debit	Credit		Debit	Credit	
		Primary Charges & Credits			
	\$302,124.00	Sales Price of Property	\$302,124.00		
		Borrower Funds (includes earnest)		\$1,000.0	
		Borrower Funds (includes earnest)		\$1,000.0	
	\$625.00	Commission Credit by KC Holdings			
	\$625.00	Commission Credit by NewGround			
		CF (From Impact)		\$40,616.0	
		Prorations/Adjustments			
\$63.42		County Taxes 01/01/2023 to 02/09/2023		\$63.4	
\$277,060.58		Underlying Adj Balance Debit/Credit		\$277,060.5	
		Government Recording and Transfer Charges			
		Recording Fee (Flat) to Magnus Title Agency, LLC	\$80.00		
		Commissions			
\$2,500.00		Listing Agent Commission (Split-Adj) to Hague Partners			
		Escrow Charges			
		Assignment Fee to Magnus Title Agency, LLC	\$200.00		
		Courier/Overnight Fee to Magnus Title Agency, LLC	\$90.00		
		Settlement or Closing Fee to Magnus Title Agency, LLC	\$995.00		
		Owner's Title Policy	\$1,071.00		
		Miscellaneous Charges			
		Assignment Fee. to K.C. Property Holdings, LLC	\$6,875.00		
		Assignment Fee. to New Ground Ventures, LLC	\$6,875.00		
		EM Reimbursement to K.C. Property Holdings, LLC	\$1,000.00		
		Signing/Notary Fee (S -2 trips) to Next Level Notary, LLC	\$250.00		
Seller			Buye	er	
Debit	Credit		Debit	Credit	
\$279,624.00	\$303,374.00	Subtotals	\$319,560.00	\$319,740.0	
		Due to Buyer	\$180.00		
\$23,750.00		Due to Seller			
\$303,374.00	\$303,374.00	Totals	\$319,740.00	\$319,740.0	