



CLR National Title and Appraisal
465 W. President George Bush Hwy
Suite 102
Richardson, TX 75080
(214)782-9860

File Number: 20-110368
Sales Price: \$188,310.00
Close Date: 1/20/2021
Disbursement Date: 1/20/2021
Date Prepared: 1/20/2021 4:17:15 PM

BUYER(S) FINAL CLOSING STATEMENT

Type: Purchase
Property: 1221 CASTLEMAN DRIVE
CEDAR HILL, TX 75104 (DALLAS)

Buyer(s): SHMUEL ARDITI, AS TO AN UNDIVIDED 1% INTEREST AND SHMUEL ARDITI AND NATALIYA ARDITI, TRUSTEES OF THE ARDITI FAMILY TRUST, DATED DECEMBER 20, 2000, AS TO AN UNDIVIDED 99% INTEREST,
4850 South Pt
Discovery Bay, CA 94505

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$188,310.00	
Deposit		\$2,000.00
Additional Option fee from Shmuel Arditi 1% and Shmuel Arditi, and Nataliya Arditi, Trustees of The Arditi		\$9.00
Option fee from Shmuel Arditi 1% and Shmuel Arditi, and Nataliya Arditi, Trustees of The Arditi		\$200.00
Prorations		
County Taxes 1/1/2021 to 1/21/2021 @ \$5,041.26/Year		\$275.48
1/21/2021 to 2/1/2021 @ \$1,650.00/Month		\$585.48
Commissions		
Commission to Keith Hendricks		
Title Charges		
Title - Lender's Title Insurance to CLR National Title and Appraisal		
Title - Not Yet Due/Payable Lender's Endorsement(s) to CLR National Title and Appraisal	\$5.00	
Title - T-19 Restrictions, Encroachments, Minerals Endorsement Endorsement(s) to CLR National Title and Appraisal	\$50.00	
Title - T-30 Tax Deletion Endorsement(s) to CLR National Title and Appraisal	\$20.00	
Title - T-36 Environmental Protection Lien Endorsement(s) to CLR National Title and Appraisal	\$25.00	
Title - Amendment of Exception to Area and Boundry 5% Residential Endorsement(s) to CLR National Title and Appraisal	\$64.85	
Title - Settlement or closing fee to CLR National Title and Appraisal	\$400.00	
Title - E-Recording Service to CLR National Title and Appraisal	\$5.00	
Title - Texas Guaranty Fee to Texas Title Insurance Guaranty Association	\$4.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$34.00	\$34.00	
Additional Settlement Charges		
Survey to Rhodes Surveying	\$389.70	
Totals	\$189,307.55	\$3,069.96

Balance Due FROM Borrower: \$186,237.59

APPROVED AND ACCEPTED

BUYER(S)

Shmuel Arditi, as to an undivided 1% interest and Shmuel Arditi, and Nataliya Arditi, Trustees of The Arditi Family Trust, dated December 20, 2000, as to an undivided 99% interest,

By: _____
Shmuel Arditi, Individually and as Trustee of The Arditi Family Trust, dated December 20, 2000

By: _____
Nataliya Arditi, as Trustee of The Arditi Family Trust, dated December 20, 2000