

FINAL MASTER STATEMENT

Settlement Date: April 17, 2023

Disbursement Date: April 17, 2023

Escrow Number: ST68230128

Escrow Officer: Andrea Kosloski

Email: AKOSLOSKI@SecurityTitle.com

Buyer: Olivas Portfolio, LLC

Seller: Pearl Y. Hernandez, as Personal Representative of the estate of Kristine L. Villa, deceased, Maricopa County, Probate Case No. PB2022-002008

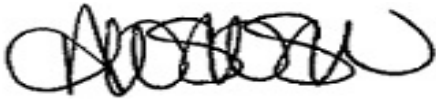
Property: 315 W Buist Ave  
Phoenix, AZ 85041-9006  
South Mountain Hts Annex

Lender: Steven J. and Amber R Hennenhoefer, husband and wife 50% and DD Wensel IRA, LLC an Arizona Limited Liability Company 50%

SELLER				BUYER			
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION							
		253,000.00	Sale Price of Property	253,000.00			
			Earnest Money				10,000.00
			Loan Amount				255,000.00
PRORATIONS/ADJUSTMENTS							
	207.82		County Taxes at \$705.82 01/01/23 to 04/17/23				207.82
COMMISSIONS							
	7,590.00		Real Estate Commission to Infinity & Associates Real Estate \$253,000.00 @ 3.0000% = \$7,590.00				
	7,590.00		Real Estate Commission to JPAR VANTAGE \$253,000.00 @ 3.0000% = \$7,590.00				
TITLE & ESCROW CHARGES							
			Title - Closing Protection Letter Fee - Buyer to Security Title Agency, Inc	25.00			
			Title - Escrow Fee - Buyer to Security Title Agency, Inc	519.00			
	655.50		Title - Escrow Fee - Seller to Security Title Agency, Inc				
			Title - Lender's Title Insurance to Security Title Agency, Inc	100.00			
	62.50		Title - Recording Fees - Recording Service Fee to Security Title Agency, Inc	62.50			
	1,417.00		Title - Owner's Title Insurance to Security Title Agency, Inc				
			Policies to be issued:				
			Owners Policy				
			Coverage: \$253,000.00      Premium: \$1,417.00				
			Version: ALTA Residential Title Insurance Policy 1987				
			Loan Policy				
			Coverage: \$255,000.00      Premium: \$100.00				
			Version: ALTA Standard Loan Policy				
PAYOFFS							
	14,652.35		Payoff of First Mortgage Loan to Quality Loan Servicing				
			INTEREST	779.30			
			LATE CHARGES	43.41			
			ESCROW/IMPOUND REQUIRED	1,288.25			
			PROPERTY INSPECTION	170.00			
			RECORDING FEES	68.00			
			POSTING	95.00			
			PUBLICATION	55.00			
			MAILING	213.56			
			TRUSTEE FEES	600.00			
			CANCELLATION RECORDING	35.00			
			UNPAID PRINCIPAL BALANCE	11,304.83			
MISCELLANEOUS CHARGES							
			Homeowner's Insurance Premium to AMERICAN	1,097.77			

SELLER				BUYER			
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
MISCELLANEOUS CHARGES							
			FAMILY MUTUAL INSURANCE COMPANY				
352.91			2ND HALF 2022 TAXES to Maricopa County Treasurer				
400.00			PAYOFF / JUDGMENT(S) to Sanctuary Bail Bonds				
			RELEASE FOR 2020-1083629 AND 2020-1083630				
			Signing Service Fee - Buyer to Nationwide Signing Services LLC	125.00			
125.00			Signing Service Fee - Seller to Nationwide Signing Services LLC				
33,053.08	253,000.00		Subtotals	254,929.27			265,207.82
219,946.92			Balance Due TO Seller/Buyer	10,278.55			
253,000.00	253,000.00		TOTALS	265,207.82			265,207.82

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY  
SECURITY TITLE AGENCY, INC



Security Title Agency, Inc, Settlement Agent