



# OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

511 Water Street • Santa Cruz CA • 95060 • (831) 421-0715 • FAX (866) 559-1585

Himanshu Malik and Yingyi Fu  
4456 Gina Street  
Fremont, CA 94538

Date: December 20, 2023  
Escrow No.: 0711014525-BH  
Escrow Officer: Brigid Heath  
Settlement Date: December 20, 2023

Property: 4456 Gina Street, Fremont, CA, 94538

## Final Buyer's Settlement Statement

Item		Debits	Credits
Sales Price		1,010,000.00	
Deposit to Escrow			559,024.08
Deposit by Himanshu Malik	30,300.00		
Deposit by Yingyi Fu	250,000.00		
Deposit by Himanshu Malik	278,724.08		
Agent - Alliance Bay Realty Credit to Buyer			9,000.00
New 1st loan from Star One Credit Union			450,000.00
Interest, 12/19/23 to 01/01/24, 13 days @ \$78.60		1,021.80	
Document Preparation Fee to Accenture LLP		30.00	
Flood Certification to CBCInnovis-Flood Determination Division		9.00	
Tax Service Fee (Applicable to 1st Lien Only) to CoreLogic Tax Service, LLC		81.00	
Verification of Employment to Worknumber.com		54.95	
Lender Credit to Borrower			600.00
Paid Outside Closing per Lender			
Appraisal Fee to Acranet \$600.00 (Buyer)			
Credit Report to Factual Data \$52.25 (Buyer)			
Paid Outside Closing			
Home Warranty to Liberty Home Guard \$650.00 (Buyer)			
Hazard Insurance to Homesite Insurance Company of the Midwest \$1,009.00 (Buyer)			
Signing/Notary Services to SnapDocs		180.00	
Prorata R.E. Taxes, 12/20/23 to 01/01/24, 11 days @ \$3.7571		41.33	
Escrow Fees to Old Republic Title Company (100%)		1,950.00	
Additional Charges		395.00	
Loan Tie-In Fee - to Old Republic Title Company	395.00		
Title Charges			
Homeowners Policy of Title Insurance to Old Republic Title Company (100%)		2,591.00	
ALTA Loan Policy to Old Republic Title Company (100%)		839.00	
Endorsements			
CLTA 100-06 Restrictions, Encroachments and Minerals - Loan Policy to Old Republic Title Company		0.00	
CLTA 116-06 Designation of Improvements, Address to Old Republic Title Company		0.00	
CLTA 110.9-06 Environmental Protection Lien to Old Republic Title Company		25.00	
Recording Fees		107.00	
Deed to Alameda County	20.00		
Deed of Trust to Alameda County	87.00		
Other Title Fees		25.00	
Recording Service Fee to Old Republic Title Company	25.00		
County Transfer Tax to County of Alameda (100%)		1,111.00	
Due To Buyer		163.00	

We hereby certify that this is a true  
and correct copy of the original.

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### Final Buyer's Settlement Statement Cont.

[illegible]

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## FIRPTA STATEMENT BY QUALIFIED SUBSTITUTE INTERNAL REVENUE CODE §1445(b)(9)

To: Himanshu Malik and Yingyi Fu

RE: Property Address: 4456 Gina Street Fremont, California 94538

Escrow No.: 0711014525-BH

Pursuant to Internal Revenue Code §1445(b)(9) enacted July 30, 2008, the undersigned, certifies under penalty of perjury:

- 1) The undersigned is employed by Old Republic Title Company;
- 2) Old Republic Title Company is an underwritten title company or escrow company that is responsible for closing the above referenced escrow transaction, i.e., a Qualified Substitute pursuant to Internal Revenue Code §1445(f)(6) in which an interest in real property was disposed;
- 3) Old Republic Title Company is not the agent of the transferor(s) pursuant to Internal Revenue Code §1445(d)(5);
- 4) Old Republic Title Company has obtained the FIRPTA Nonforeign Affidavit of Transferor described in Internal Revenue Code §1445(b)(2) from The Janet Bostic Living Trust, dated September 23, 2019; and,
- 5) The FIRPTA Nonforeign Affidavit of Transferor described in Internal Revenue Code §1445(b)(2) for each seller/transferor is in the possession of Old Republic Title Company and will be maintained in the file for the above referenced escrow number.
- 6) Requests for additional information regarding the FIRPTA Nonforeign Affidavit of Transferor described in Internal Revenue Code §1445(b)(2) should be sent to: Old Republic Title Company, 511 Water Street Santa Cruz, CA 95060.

Date: December 20, 2023

Brigid Heath  
Escrow Officer

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0711014525

APN: 525-1015-014

When Recorded Mail Document and Tax Statements to:

Himanshu Malik & Yingyi Fu  
4456 Glna Street  
Fremont, CA 94538

2023148334

12/20/2023 11:57 AM

3 PGS

OFFICIAL RECORDS OF ALAMEDA COUNTY

MELISSA WILK, CLERK-RECORDER

RECORDING FEES: \$20.00

TOTAL TAX: \$1,111.00

COUNTY TAX PORTION: \$555.50

CITY TAX PORTION: \$555.50



**ELECTRONICALLY RECORDED**

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$1,111.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of Fremont

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Janet T. Bostic and Scott R. Bostic, Trustees of the Janet Bostic Living Trust, dated September 23, 2019

hereby GRANT(S) to

Himanshu Malik and Yingyi Fu, husband and wife, as community property with right of survivorship

that property in City of Fremont, Alameda County, State of California, described as:  
See "Exhibit A" attached hereto and made a part hereof.

Date: December 12, 2023

The Janet Bostic Living Trust, dated September 23, 2019

By: *Janet T. Bostic*  
Janet T. Bostic, Trustee

By: *Scott R. Bostic*  
Scott R. Bostic, Trustee

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0711014525  
APN: 525-1015-014

When Recorded Mail Document and Tax Statements to:

Himanshu Malik & Yingyi Fu  
4456 Gina Street  
Fremont, CA 94538

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( ) Unincorporated area: (X) City of Fremont

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Janet T. Bostic and Scott R. Bostic, Trustees of the Janet Bostic Living Trust, dated September 23, 2019

hereby GRANT(S) to

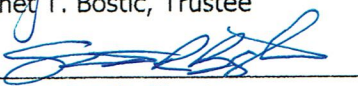
Himanshu Malik and Yingyi Fu, husband and wife, as community property with right of survivorship

that property in City of Fremont, Alameda County, State of California, described as:  
See "Exhibit A" attached hereto and made a part hereof.

Date: December 12, 2023

The Janet Bostic Living Trust, dated September 23, 2019

By:   
Janet T. Bostic, Trustee

By:   
Scott R. Bostic, Trustee



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA  
County of Alameda

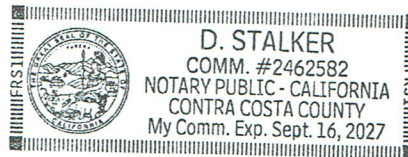
On 12/13/2023 before me, D. Stalker a Notary Public,  
personally appeared Janet T. Bastic and Scott R. Bastic  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature: [Signature]

Name: D. Stalker  
(Typed or Printed)



(Seal)

**ORDER NO. : 0711014525**

**EXHIBIT A**

The land referred to is situated in the County of Alameda, City of Fremont, State of California, and is described as follows:

Lot 5, Block 4, Tract 1488, in the City of Fremont, County of Alameda, State of California filed March 02, 1955, Map Book 35, Pages 56 and 57, Alameda County Records.

APN: 525-1015-014