

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

File Number: 24000495
Print Date & Time: 2/16/2024 4:47 PM
Escrow Officer: Tiffanie Stark
Settlement Location: 4400 College Blvd.,
Suite 100
Overland Park, KS
66211

Platinum Title, LLC
4400 College Blvd., Suite 100
Overland Park, KS 66211

Property Address: Property Address
1909 SW River Run Dr. Lee's Summit, Missouri 64082

Subdivision
Lot 8, Whispering Woods 1st Plat, Jackson County, Missouri

PIN
69-130-08-18-00-0-00-000

Buyer: Charles V. Burnett - 1909 SW River Run Dr., Lee's Summit, MO 64082
Seller: James Welborn, MO
Carol Welborn, MO
Lender: CASH

Settlement Date: 2/22/2024
Disbursement Date: 2/22/2024
Additional dates per state requirements: 2/22/2024

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$615,000.00	
Deposit		\$5,000.00
Prorations/Adjustments		
Buyer Credit from Seller for Radon Mitigation		\$750.00
County Taxes 1/1/2024 to 2/22/2024 @\$7,808.68/yr		\$1,109.43
HOA Dues 2/22/2024 to 1/1/2025 @\$800.00/yr	\$686.34	
Title Charges & Escrow/Settlement Charges		
E-Filing Fee to Platinum Title, LLC	\$4.00	
Title - Closing Fee to Platinum Title, LLC	\$175.00	
Title - Closing Protection Letter Fee to Old Republic National Title Insurance Company	\$25.00	
Commission		
BAC Fee to ReeceNichols Real Estate	\$375.00	
Government Recording and Transfer Charges		
Warranty Deed to Platinum Title, LLC	\$24.00	
Miscellaneous		

HOA Initiation Fee to Whispering Woods Community Association	\$300.00	
HOA Transfer Fee to FirstService Residential	\$210.00	
	Debit	Credit
Subtotals	\$616,799.34	\$6,859.43
Due From Borrower/Buyer		\$609,939.91
Totals	\$616,799.34	\$616,799.34

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Platinum Title, LLC to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

Charles V. Burnett

Charles V. Burnett

4-22-24

Date