

File No./Escrow No.: 1188897
Print Date & Time: 3/28/2023 8:36:56 AM
Officer/Escrow Officer: Alicia Grayson

Stewart Title Company
6050 Tacoma Mall Blvd
Ste 100
Tacoma, WA 98409
(253) 882-2000

Property Address: 37235 W LAKE WALKER DRIVE SE
ENUMCLAW, WA 98022 (KING)
(3421079043)

Borrower: TIMOTHY A. AITKINS
22650 186th Ave. SE
Renton, WA 98058

VERONICA F. AITKINS
22650 186th Ave. SE
Renton, WA 98058

Seller: ALAN HAZARD
37235 W Lake Walker Drive SE
Enumclaw, WA 98022

JOY HAZARD
37235 W Lake Walker Drive SE
Enumclaw, WA 98022

Lender: Guaranteed Rate, Inc
23220 Maple Valley Hwy SE, Ste 12, Maple Valley, WA 98038

Settlement Date: 5/6/2021
Disbursement Date: 5/7/2021

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$478,950.00	Sale Price of Property		\$478,950.00	
			Deposit			\$5,000.00
			Subordinate Financing Proceeds			\$18,308.00
			Lender Credit from Guaranteed Rate, Inc			\$122.50
			Buyer Deposit from Timothy A. Aitkins			\$1,348.84
			Prorations			
		\$718.67	County Taxes 5/7/2021 to 7/1/2021 @ \$4,769.37/Year		\$718.67	
		\$368.52	Utilities (Paid) 5/7/2021 to 1/1/2022		\$368.52	
			Payoffs			
	\$127,658.30		Payoff of first mortgage loan to Bank of America			
			Principal: \$127,658.30			
			Commissions			
	\$11,287.50		Real Estate Commission to RXB Realty			
	\$11,287.50		Real Estate Commission to RE/MAX Integrity			
	\$4,515.00		Auction Fee to USA Home Buyers Auctions LLC			
			New Loans			
			Loan Amount			\$464,581.00
			Appraisal Fee to Sigma Appraisal		\$800.00	
			Credit Report to Factual Data		\$25.50	
			State Housing Program Fee to WSHFC		\$40.00	
			Undisclosed Debt Report to Factual Data By CBC		\$62.50	
			Lender Fees to Guaranteed Rate, Inc		\$1,140.00	
			Tax Service to Tax Service Fee		\$85.00	
			Prepaid Interest (57.2800 per day from 5/7/2021 to 6/1/2021)		\$1,432.00	
			Homeowner's Insurance Premium (12 mo.) to State Farm		\$1,160.00	
			Homeowner's Insurance \$96.67 per month for 4 mo.		\$386.68	
			Property Taxes \$397.45 per month for 4 mo.		\$1,589.80	
			Application Fee to Guaranteed Rate, Inc		\$150.00	
			Title Charges			
			Title - Lender's Title Insurance to Stewart Title Company		\$840.00	
	\$1,154.00		Title - Owner's Title Insurance to Stewart Title Company			
			Title - ALTA 22-06 Location 6-17-06 Endorsement(s) to Stewart Title Company			
			Title - ALTA 5-06 Planned Unit Development 2-3-10 Endorsement(s) to Stewart Title Company			

			Title - ALTA 8.1-06 Environmental Protection Lien 6-17-06 Endorsement(s) to Stewart Title Company			
			Title - ALTA 9-06 Restrictions, Encroachments, Minerals-Loan Policy 4- 2-12 Endorsement(s) to Stewart Title Company			
	\$150.00		Title - Notary fees to Stewart Title Company		\$150.00	
	\$1,025.00		Title - Settlement or closing fee to Stewart Title Company		\$1,025.00	
	\$116.55		Title - Owner's Premium Tax to Stewart Title Company (STG Remittance for Stewart Title Guaranty: \$0.00)			
	\$104.55		Title - Settlement Sales Tax to Stewart Title Company		\$104.55	
			Title - Lender's Premium Tax to Stewart Title Company (STG Remittance for Stewart Title Guaranty: \$0.00)		\$84.84	
			Title - e Record Fee (Buyer/Borrower) to Stewart Title Company		\$8.28	
	\$30.00		Title - Lien Release/Reconveyance Fee to Reconveyance Professionals, Inc			
	\$3.06		Title - Reconveyance Fee Sales Tax to Reconveyance Professionals, Inc			
			Government Recording and Transfer Charges			
	\$2,399.75		County Deed Tax/Stamps to County Recorder			
			Recording fees: Deed to County Recorder \$105.50		\$105.50	
			Recording Fees: Mortgage to County Recorder \$133.50		\$133.50	
	\$5,268.45		State Deed Tax/Stamps to County Recorder			
Seller				Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$0.00	\$164,999.66	\$480,037.19	Subtotals	\$0.00	\$489,360.34	\$489,360.34
			Due From Borrower			\$0.00
	\$315,037.53		Due To Seller			
\$0.00	\$480,037.19	\$480,037.19	Totals	\$0.00	\$489,360.34	\$489,360.34