

31910 Del Obispo Street, Suite 100 San Juan Capistrano, CA 92675 Tel: (949) 373-7000• Fax: (949) 373-7001

Michael R. Cline The Estate of Lois Jean Martin 12038 Hartsook Street Valley Village, CA 91607 Date: January 18, 2022 Escrow No.: 21-2487-RC

RE: Property Address: 32742 Alipaz Street, Space 11, San Juan Capistrano, CA 92675

Dear Michael R. Cline, Michael Cline, Administrator:

We are pleased to inform you that the above referenced escrow was closed on January 7, 2022 and we enclose the following for your records:

Our Check in the amount of \$120,837.00 representing your proceeds due The Estate Of Lois Jean Martin Our Wire in the amount of \$171,796.92 representing your proceeds due you individually Final Settlement/Closing Costs Statement. Copy of 1099 Taxpayer Reporting Information. (This tax information is being furnished to the Internal Revenue Service.) ** for The Estate of Lois Jean Martin ** Copy of 593, 593V and payment ** for The Estate of Lois Jean Martin **

Any documents to which you are entitled will be forwarded to you directly from the appropriate governing party.

We hope this transaction has been handled to your satisfaction, and that we may be of service to you again should you have the need for escrow services in the future.

Eserow Leaders, Inc.

Christensen Rosie Escrow Officer

RC



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SELLER'S CLOSING STATEMENT Final

File No.: 21-2487-RC Officer/Escrow Officer: Rosie Christensen

Printed Date/Time:	01/18/2022 - 12:39:31PM	
	Page 1 of 2	
Closing Date:	01/07/2022	
Disbursement Date:	01/10/2022	

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Buyer/Borrower: George T. Trimm and Danica M. Elbertse

Seller: Michael R. Cline and The Estate of Lois Jean Martin

Property: 32742 Alipaz Street, Space 11, San Juan Capistrano, CA 92675

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TOTAL CONSIDERATION		319,900.00
PRORATIONS/ADJUSTMENTS:		
Property Tax -Land Portion @ 94.85 per 6 month(s) 1/07/2022 to 7/01/2022		91.68
Miscellaneous Tax - Local Property Tax @ 99.12 per 1 year(s) 1/07/2022 to 7/01/2022		47.90
Association Dues @ 224.00 per 1 month(s) 1/07/2022 to 2/01/2022		179.20
COMMISSION(S):	· · · · · · · · · · · · · · · · · · ·	
Listing Broker: Re/Max Select One	11,196.50	V
Selling Broker:	7,997.50	V
Pacific Sotheby's		
TITLE CHARGES		
Owner's Premium for 125,000.00: Stewart Title Company	662.00	
SB2 Recording Fees: Stewart Title Company	112.50	~
Letters of Administration: Stewart Title Company	10.00	~
Mortgage Recording Fee - Sub Recon: Stewart Title Company	24.00	
ESCROW CHARGES TO: Escrow Leaders, Inc.		
Escrow Fee Escrow Fee	1,040.00	~
Mobile Home- Tie In Fee	300.00	r
Messenger Fee	60.00	مر
Lien Demand Processing And Doc Prep	100.00	V
TAXES:		
Property Tax to: Orange County Tax Collector 2nd half 21-22 Taxes due #931-98-261	94.85	X
Property Tax to: Orange County Tax Collector 2nd half 2021-22 #892-410-11	49.56	X
Duplicate Title/Registration to: Department of Housing and Community Development	50.00	X
Registration Service Fee to: Department of Housing and Community Development	25.00	X
ADDITIONAL DISBURSEMENTS:		
Home Owner's Warranty: First American Home Warranty	635.00	Χ
Natural Hazard Report Fce: My NHD, Inc	74.95	\checkmark



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 01/18/2022 - 12:39:31PM

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 of 2

Property: 32742 Alipaz Street, Space 11, San Juan Capistrano, CA 92675

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HCD Transfer Hold:	200.00	\sim
Attorney Fee: Gibbs Law Firm	550.00	V
Tax Withholding: Franchise Tax Board Withhold	4,163.00	
Final Proceeds To:: The Estate of Lois Jean Martin	120,837.00	
Transfer Fee: Compass Property Management	240.00	
SUBTOTALS	148,421.86	320,218.78
DUE TO SELLER	171.796.92	
TOTALS	320,218.78	320,218.78

Michael 59%" Estate 41%. Tool.

Clusing Costs: 22,327.45 MIChael = 13,173 Estate = 9,154

THIS IS A FINAL CLOSING STATEMENT-NOT A GOVERNMENT DOCUMENT.

Home Improvements-Alipaz

\$50,528.06	1989
\$8,500.00	2002
\$7,500.00	2002
\$3,500.00	2002
\$7,000.00	2002
\$6,000.00	2005
\$5,500.00	2007
\$8,000.00	2015
\$12,000.00	2017
\$11,000.00	2019
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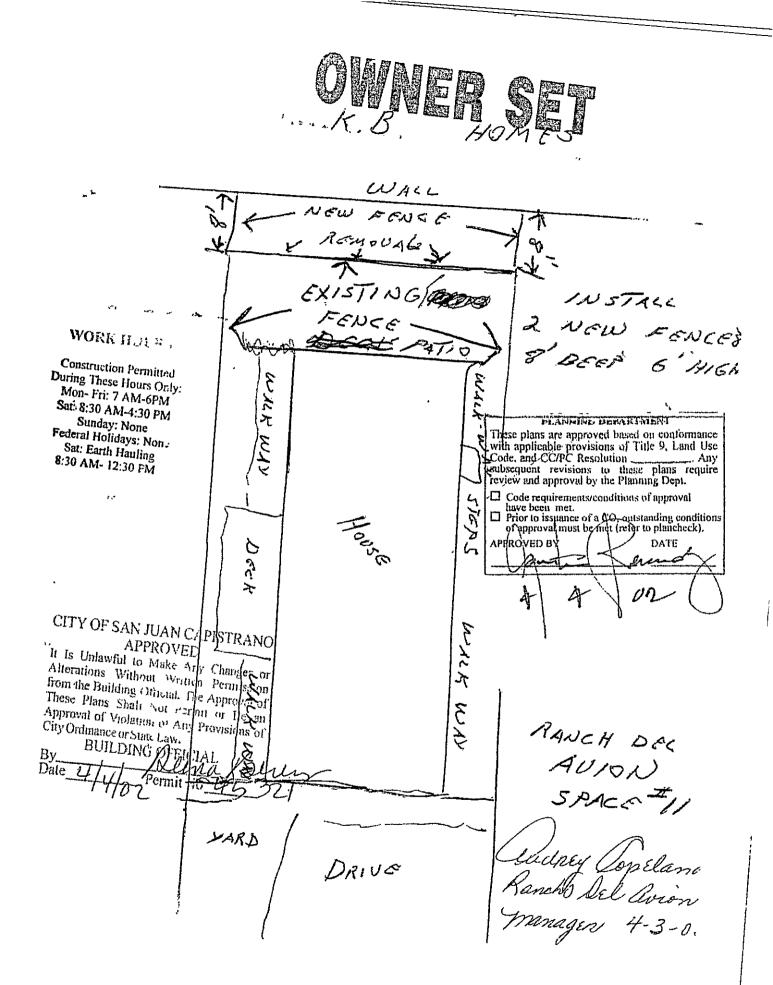
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TITLE NO.	5-SEPHAL N	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	COLOR	SALES TAX (ITEMS NOT INTEGRAL TO HOME)	\$ 111.06	
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IN THE IN THE	IS HOME AS FOLLO TYPE	WS: (NEW ONLY) THICKNESS	'R' FACTOR	DOC FEE (NOT A GOVERNMENTAL CHARGE)	\$ 20.	00
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4935 Heatherdale Ln. # Carmichael, CA 95608 # (916) 468-17



Input Sheet (8949)

Federal Information	
(a) Description of property	32742 ALIPAZ STREET, SPC 1, SAN JUAN CASI
Transaction type	1 Nonbusiness gain/loss
Filer/Spouse/Joint	F
(b) Date acquired	9/11/1989
(c) Date sold or disposed.	1/7/2022
	LONG TERM
Form 8949 Box	D LT - Form 1099-B shows basis reported
(d) Proceeds (sales price)	171,797
	70,522
Expenses not included in proceeds or basis -	40.470
Selling expenses/option premium paid	13,173
Option premium received	
(f) Form 8949 Code(s)	E Expenses/premium not included in proceeds
If more than one code applies for column (f), manually en	ter the codes
- Do NOT separate the codes by a space or comma.	
- The codes must not be repeated and must be entered in	n alphabetical order.
- Enter adjustment amount in column (g).	
(g) Amount of adjustment.	
(h) Gain or loss	88,102_
28% rate gain or loss	0
State Information	
Postal Code	<u></u> CA
(e) Cost or other basis	70,522
(g) Amount of adjustment	-13,173
(h) Gain or loss	88,102
AMT Information	
(e) Cost or other basis	70,522
(g) Amount of adjustment	-13,173
(h) Gain or loss	88,102
28% rate gain or loss	0
Miscellaneous Information	
Unrealized appreciation on collectible	0
Explanation of Basis, if other than cost	
Select activity	
Statement - Gross Proceeds Difference (Form 1099-B or 1099-S)	
Gross sales price reported (if different than sales price)	0
Explanation of difference	
Statement - Nonbusiness Bad Debt	
Description of debt	
Amount of debt	0
Date debt became due	
Debtor business name	
Business or family relationship	
What efforts made to collect debt	
Why decision was made that debt was worthless	