



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:

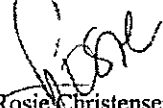
We are pleased to inform you that the above referenced escrow was closed on January 7, 2022 and we enclose the following for your records:

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.

Escrow Leaders, Inc.


Rosie Christensen
Escrow Officer

RC



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SELLER'S CLOSING STATEMENT
 Final

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

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

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

DESCRIPTION	DEBITS	CREDITS
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	✓
Selling Broker: Pacific Sotheby's	7,997.50	✓
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	✓
Messenger Fee	60.00	✓
Lien Demand Processing And Doc Prep	100.00	✓
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	X
Natural Hazard Report Fee: My NHD, Inc	74.95	✓

COPIES



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 Page 2 of 2

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

DESCRIPTION	DEBITS	CREDITS
HCD Transfer Hold:	200.00	✓
Attorney Fee: Gibbs Law Firm	550.00	✓
→ 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%

 100%

Closing Costs: 22,327.45
 Michael = 13,173
 Estate = 9,154

Home Improvements-Alipaz

Purchase price	\$50,528.06	1989
Decking front entrance	\$8,500.00	2002
(6'x12') stairs each side		
Concrete walk way-steps	\$7,500.00	2002
4'x6' & 4'x15' + steps		
Fences-2 (8'x6')	\$3,500.00	2002
Patio-block planter-plants	\$7,000.00	2002
Pergo Flooring-all rooms	\$6,000.00	2005
Bathroom remodel-front	\$5,500.00	2007
Bathroom remodel-master	\$8,000.00	2015
Exterior house & trim painting	\$12,000.00	2017
Living room conversation	\$11,000.00	2019

Improvements = 69,000

Cost Basis =
$$\begin{array}{r} 69,000 \\ 50,528 \\ \hline 119,528 \end{array}$$

59% Michael 70,522
41% Estate 49,006

CLARABEN MOBILE HOMES, INC.

12640 Beach Blvd.
 Stanton, CA 90680

(714) 893-5024 • (213) 598-3413
 HCD #91483

Contractor's License #262314

355236

NOTICE: THIS FORM IS COPYWRITTEN AND REPRODUCTION OF ALL OR PART IS STRICTLY FORBIDDEN.

MANUFACTURED HOME PURCHASE ORDER AND FEDERAL DISCLOSURE STATEMENT

PURCHASER: MICHAEL CLINE DATE: 9-11-89
 ADDRESS: 32742 All Paz # 11 PHONE: 493-1253
 CITY: SAN JUAN CAPISTRANO STATE: CA ZIP: 92175 SALESPERSON:

9/11/1989

Subject to the terms and conditions stated on both sides of this agreement Seller agrees to sell and Purchaser agrees to purchase the following MFD./MBL Home:

MAKE BARON	MODEL NH 2806	B. ROOMS 3	APPROX. INST. INCL. TOW BAR (AVES.) 160 W. 93	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	SITUS SAME AS ABOVE
SERIAL NUMBER TO COME	APPROX. DEL. DATE 10/1/89	FOLD OR HCD NO.	DT, GP, HFC		

THE COST OF THE MFD./MBL. HOME INCLUDES THE LISTED PRICES FOR THESE ITEMS, BO, FT. LIVING AREA
 S TOW BAR \$ WHEELS \$ WHEEL HUBS \$ TIRES \$ AXLES **1680** MFD. HOME PRICE \$ **42,647.00**

ITEMIZED ACCESSORIES AND THEIR COSTS: USED HOME SALES TAX, IF ANY (1ST SOLD PRIOR TO 7/1/80) \$ ~~111.06~~
 INCLUDES: COFFEE CUPBOARD, OUTF. EXTRA BASE CABINET FOR BUFFET & SLIDING GLASS DOOR 1D. IN BEDROOM
 EXTERIOR OPTIONS: CONCRETE SIDEWALK, MATCHING 2x4 PORTICO, UP COVER + LPT + 10 STEP, 3 1/2 x 12 & 3 1/2 x 15 DOOR HOOK ANCHORS

DESCRIPTION OF TRADE-IN	TOTAL ADDITIONS
MAKE <u>MANATEE</u> MODEL <u>1972</u> BEDROOMS <u>2</u>	TOTAL MFG. HOME & ADDITIONS: <u>5011Z</u> \$ <u>9065.00</u>
TITLE NO. SERIAL NO. COLOR	SALES TAX (ITEMS NOT INTEGRAL TO HOME) \$ <u>111.06</u>
AMOUNT OWING <u>LIO.</u> ACCOUNT NO.	FOUNDATION SYSTEM \$ <u>N/A</u>
TO WHOM: ADDRESS/PHONE <u>Various BANK</u>	DELIVERY \$ <u>IDE.</u>
VENTILATION IMPROVEMENT-NEW ONLY	SET UP \$ <u>IDE.</u>
I HAVE RECEIVED VENTILATION IMPROVEMENT INFORMATION FOR THIS MFD./MBL. HOME	HCD FEES \$ <u>40.</u>
BUYER'S SIGNATURE <u>Michael R. Cline</u>	INSURANCE PREMIUM \$ <u>BY BUYER</u>
THE MANUFACTURER STATES THAT INSULATION HAS BEEN INSTALLED IN THIS HOME AS FOLLOWS: (NEW ONLY)	ESCROW FEES \$ <u>1245.00</u>
TYPE THICKNESS 'R' FACTOR	SCHOOL FEES \$ <u>0</u>
ROOF <u>Roughwood</u> 4 1/2 14	OTHER \$ <u>0</u>
EXTERIOR WALLS <u>Fiberboard</u> 2 1/2 7	DOC. FEE (NOT A GOVERNMENTAL CHARGE) \$ <u>20.00</u>
FLOOR <u>1</u> 9 1/2 7	1. TOTAL CASH PRICE \$ <u>52,528.00</u> = 50,528

INSURANCE REQUEST
 Purchaser requests the following insurance through the seller and understands that insurance will not be in force until accepted by the insurance carrier.
 WARNING—Unless a charge is included in this Agreement for Public Liability or Property Damage Insurance, Payment for such coverage is not provided by this agreement.
 PURCHASER: Michael R. Cline

TYPE	LIMIT	TERM	\$
TYPE	LIMIT	TERM	\$
TYPE	LIMIT	TERM	\$

2. LESS BUYER'S DOWN PAYMENT \$ 4584.00 = 4,584-
 3. UNPAID BAL. ON CASH SALES PRICE \$ 45,944.00
 4. FINANCE CHARGE \$ _____
 5. ANNUAL PERCENTAGE RATE _____ %
 6. TOTAL PAYMENT AMOUNT (3+4) \$ _____
 7. UNPAID BALANCE DUE PRIOR TO DEL. \$ _____
 8. TOTAL DEFERRED PAYMENT PRICE (2+6) \$ _____

THE DEALER CERTIFIES THAT THE INSTALLATION CONTRACTOR IS: SEE ABOVE
 NAME LIC. # _____
 BUSINESS ADDRESS _____
 CITY CA ZIP _____
 In the event the manufactured home cannot be delivered and/or inspection completed within the agreed delivery time due to nonperformance by the buyer, buyer agrees to one of the following at the option of seller, either (1) to pay \$ _____ charges per day until a manufactured home installation acceptance or certificate of occupancy is obtained in addition to all other consideration owing or (2) pay the sum of \$ _____ in lieu of total consideration.

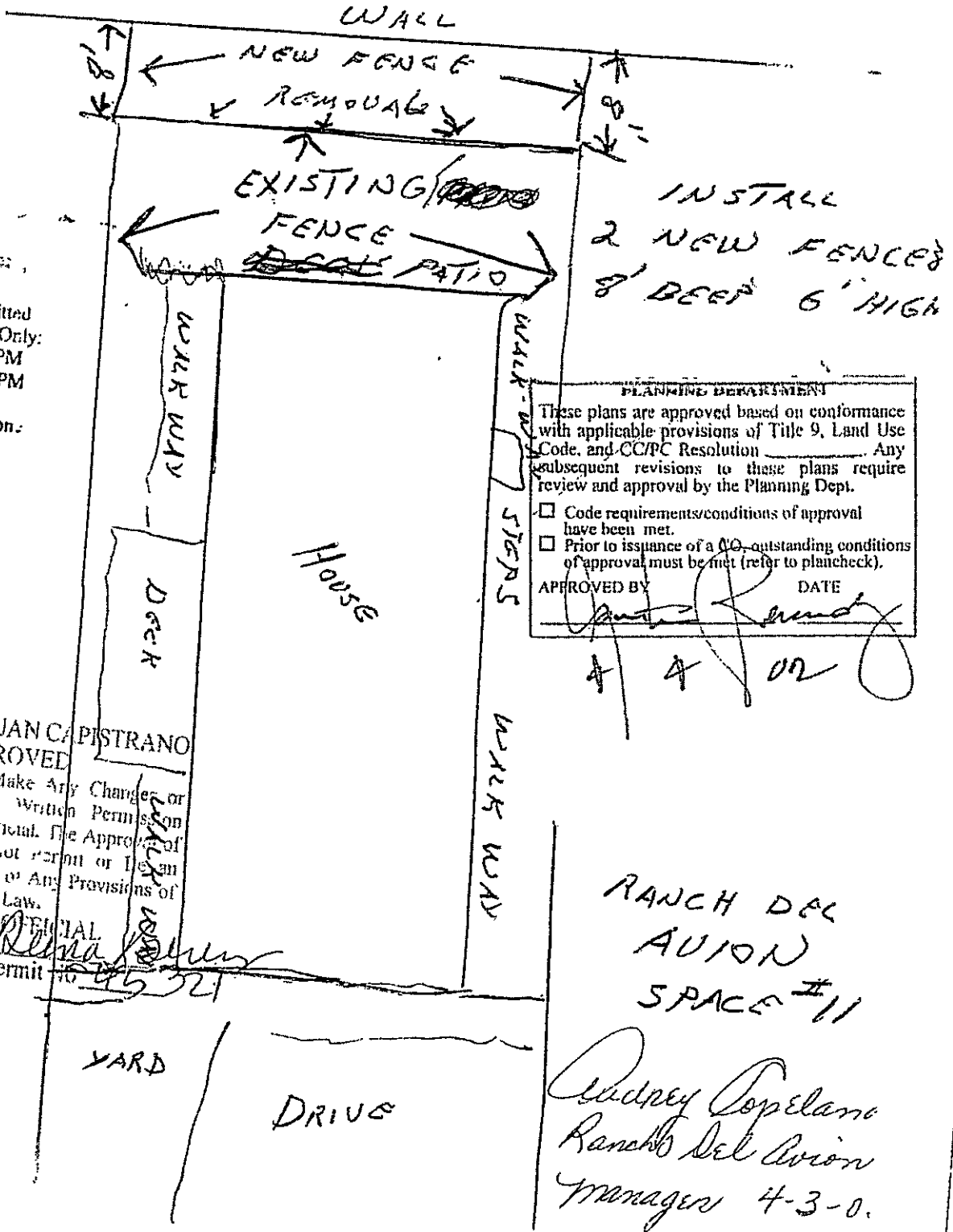
NOTICE TO BUYER: (A) DO NOT SIGN THE PURCHASE AGREEMENT BEFORE YOU READ IT OR IF IT CONTAINS ANY BLANK SPACES TO BE FILLED IN. (B) YOU ARE ENTITLED TO A COMPLETELY FILLED-IN COPY OF THAT AGREEMENT AND, IF PURCHASING A MANUFACTURED/MOBILE HOME COVERED BY A WARRANTY, A COPY OF THE WARRANTY. Complaints concerning the purchase of a manufactured/mobile home shall be referred to the dealer. If it is not resolved, the complaint may be referred to the Department of Housing and Community Development, Division of Codes and Standards, Occupational Licensing, Post Office Box 31, Sacramento, California 95801 (telephone (800) 952-5275). A failure to disclose pursuant to this section shall not be the basis for rescission of a conditional sale contract.

The Manufactured Home that I am purchasing will be used as a residence. I further certify that I understand that if subject Manufactured Home is used for any purpose other than a residence, I may be liable, to the State Board of Equalization, for the tax measured by the amount excluded pursuant to this certificate.
 PURCHASER: Michael R. Cline DATE: 9/11/89

RECEIPT OF A FILLED-IN COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY PURCHASER
 Used or resale manufactured homes are sold "as is here in with all faults" and are sold without guarantee or warranty of whatsoever kind or nature, except as otherwise set forth in writing.
 The Purchase Order is subject to credit approval and is not binding unless signed by an authorized representative of seller.
 Purchaser certifies that he is of legal age, and agrees to sign a Security Agreement according to the terms hereon. In the event payoff figures on a trade-in toward the purchase of a Manufactured or Mobile Home are more than quoted by the Purchaser, the Purchaser hereby agrees to pay this excess on demand.
 ALL TERMS AND CONDITIONS SET FORTH ON THE REVERSE OF THIS AGREEMENT ARE INCORPORATED HEREIN AND ARE FULLY APPLICABLE AS THOSE SET FORTH ON THE FRONT SIDE OF THIS AGREEMENT.
 SELLER: CLARABEN MOBILE HOMES INC. PURCHASER: Michael R. Cline
 SELLER: Paul K. ... PURCHASER: _____
 AUTHORIZED REPRESENTATIVE OF DEALER DATE: 9-11-89

OWNER SET

K.B. HOMES



WORK HOURS

Construction Permitted
During These Hours Only:

Mon- Fri: 7 AM-6PM
Sat: 8:30 AM-4:30 PM
Sunday: None

Federal Holidays: Non-
Sat: Earth Hauling
8:30 AM- 12:30 PM

PLANNING DEPARTMENT

These plans are approved based on conformance with applicable provisions of Title 9, Land Use Code, and CC/PC Resolution _____. Any subsequent revisions to these plans require review and approval by the Planning Dept.

Code requirements/conditions of approval have been met.

Prior to issuance of a CO, outstanding conditions of approval must be met (refer to plancheck).

APPROVED BY: *[Signature]* DATE: *4/4/02*

CITY OF SAN JUAN CAPISTRANO

APPROVED

It is Unlawful to Make Any Changes or Alterations Without Written Permission from the Building Official. The Approval of These Plans Shall Not Permit or be an Approval of Violation of Any Provisions of City Ordinance or State Law.

BUILDING OFFICIAL

By: *[Signature]*
Date: *4/4/02*

Permit # *45321*

RANCH DEL AVION
SPACE #11

Cudrey Copelano
Rancho del Avion
manager 4-3-0.

Input Sheet (8949)

Federal Information

(a) Description of property	<u>32742 ALIPAZ STREET, SPC 1, SAN JUAN CASI</u>
Transaction type	<u>1</u> Nonbusiness gain/loss
Filer/Spouse/Joint	<u>F</u>
(b) Date acquired	<u>9/11/1989</u>
(c) Date sold or disposed	<u>1/7/2022</u>
Holding period	<u>LONG TERM</u>
Form 8949 Box	<u>D</u> LT - Form 1099-B shows basis reported
(d) Proceeds (sales price)	<u>171,797</u>
(e) Cost or other basis	<u>70,522</u>
<i>Expenses not included in proceeds or basis -</i>	
Selling expenses/option premium paid	<u>13,173</u>
Option premium received	<u>0</u>
(f) Form 8949 Code(s)	<u>E</u> Expenses/premium not included in proceeds

If more than one code applies for column (f), manually enter the codes

- Do NOT separate the codes by a space or comma.
- The codes must not be repeated and must be entered in alphabetical order.
- Enter adjustment amount in column (g).

(g) Amount of adjustment	<u>-13,173</u>
(h) Gain or loss	<u>88,102</u>
28% rate gain or loss	<u>0</u>

State Information

Postal Code	<u>CA</u>
(e) Cost or other basis	<u>70,522</u>
(g) Amount of adjustment	<u>-13,173</u>
(h) Gain or loss	<u>88,102</u>

AMT Information

(e) Cost or other basis	<u>70,522</u>
(g) Amount of adjustment	<u>-13,173</u>
(h) Gain or loss	<u>88,102</u>
28% rate gain or loss	<u>0</u>

Miscellaneous Information

Unrealized appreciation on collectible	<u>0</u>
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)	<u>0</u>
Explanation of difference	_____

Statement - Nonbusiness Bad Debt

Description of debt	_____
Amount of debt	<u>0</u>
Date debt became due	_____
Debtor business name	_____
Debtor person name	_____
Business or family relationship	_____
What efforts made to collect debt	_____
Why decision was made that debt was worthless	_____