

Fidelity National Title of New Mexico Inc.

6240 Riverside Plaza Lane NW, Suite 110, Albuquerque, NM 87120  
Phone: (505)830-5101

MASTER STATEMENT

**Settlement Date:** February 4, 2021

**Disbursement Date:** February 4, 2021

**Escrow Number:** SP000091161

**Escrow Officer:** Tracy Debban-Friberg

**Email:** Tracy.Debban@fnf.com

**Buyer:** Kidz Academy Preschool Ladera Real Estate, LLC  
2643 Violeta Circle SE  
Rio Rancho, NM 87124

**Seller:** Unser & Sage, LLC

**Property:** Vacant Land- Hard Corner Unser & Sage NW  
Albuquerque, NM 87121  
; Subdivision: Tract A-4 Unser and Sage NW

**Lender:** Century Bank, ISAOA/ATIMA  
PO Box 1507  
Santa Fe, NM 87504-1507

SELLER				BUYER			
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION							
		400,000.00	Sale Price of Property	400,000.00			
			Deposit				5,000.00
			Loan Amount				2,125,000.00
PRORATIONS/ADJUSTMENTS							
112.40			County Taxes at \$1,172.16 01/01/21 to 02/05/21				112.40
COMMISSIONS							
12,000.00			Commission - Listing Agent to Maestas & Ward				
945.00			Commission - Listing Agent GRT to Maestas & Ward				
12,000.00			Commission - Selling Agent to Keller Williams Realty				
945.00			Commission - Selling Agent GRT to Keller Williams Realty				
NEW LOAN CHARGES - Century Bank, ISAOA/ATIMA							
Total Loan Charges: \$30,793.69							
			Packaging Fee to Century Bank, ISAOA/ATIMA	600.00			
			Appraisal Fee to Century Bank, ISAOA/ATIMA	2,350.00			
			Appraisal Review Fee to Century Bank, ISAOA/ATIMA	160.69			
			EDR Reports to Century Bank, ISAOA/ATIMA	150.00			
			Origination Fee to Century Bank, ISAOA/ATIMA	21,250.00			
			Flood Certificate to Century Bank, ISAOA/ATIMA	13.00			
			Third party lender fee to Century Bank, ISAOA/ATIMA	6,250.00			
			UCC Filing fee to Century Bank, ISAOA/ATIMA	20.00			
TITLE & ESCROW CHARGES							
50.00			Title - City of Alb. Prorata Search Fee to Fidelity National Title of New Mexico Inc.				
50.00			Title - City of Alb. Special Assessment Search Fee to Fidelity National Title of New Mexico Inc.				
100.00			Commitment for Title Insurance to Fidelity National Title of New Mexico Inc.				
15.00			Title - E-Recording Fee to Simplifile to Fidelity National Title of New Mexico Inc.	15.00			
			Title - Lender's Title Insurance to Fidelity National Title of New Mexico Inc.	2,155.00			
			NM 22 - Pending Disbursement Down Date to Fidelity National Title of New Mexico Inc.	25.00			
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SELLER				BUYER			
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
			<b>TITLE &amp; ESCROW CHARGES</b>				
			NM 22 - Pending Disbursement Down Date to Fidelity National Title of New Mexico Inc.		25.00		
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			NM 29 - Environmental Protection Lien (ALTA 8.1-06) to Fidelity National Title of New Mexico Inc.		25.00		
			NM Mechanic's Lien Coverage w/Evidence to Fidelity National Title of New Mexico Inc.		50.00		
			NM Survey Coverage Lenders Title Policy to Fidelity National Title of New Mexico Inc.		50.00		
825.00			Title - Settlement or Closing Fee to Fidelity National Title of New Mexico Inc.				
64.97			Title - Settlement or Closing Fee - GRT to Fidelity National Title of New Mexico Inc.				
3,176.78			Title - Survey				
20.00			Title - Wire Fee to Fidelity National Title of New Mexico Inc.				
2,093.00			Title - Owner's Title Insurance to Fidelity National Title of New Mexico Inc.				
			Policies to be issued:				
			Owners Policy				
			Coverage: \$400,000.00      Premium: \$2,093.00				
			Version: Owner's Policy 2006 (NM 1)				
			Loan Policy				
			Coverage: \$2,125,000.00      Premium: \$2,155.00				
			Version: Loan Policy 2006 (NM 2)				
			<b>GOVERNMENT CHARGES</b>				
62.50			Recording Fees (\$125.00) to Fidelity National Title of New Mexico Inc. - Recording Related Fees		62.50		
			<b>PAYOFFS</b>				
			Payoff of First Mortgage Loan to Sandia Laboratory Federal Credit Union (\$366,344.75)				
366,344.75			Total Payoff				
			<b>MISCELLANEOUS CHARGES</b>				
1,195.60			Property Taxes 2020 to Bernalillo County Treasurer				
			Balance Available for Draws to Century Bank, ISAOA/ATIMA		2,053,313.73		
400,000.00	400,000.00		<b>Subtotals</b>	2,486,589.92		2,130,112.40	
			<b>Balance Due FROM Buyer</b>				<b>356,477.52</b>
400,000.00	400,000.00		<b>TOTALS</b>	2,486,589.92		2,486,589.92	

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 the Settlement Statement.

SELLER:

Unser & Sage, LLC

BY: \_\_\_\_\_

Jimmy Daskalos  
Managing Member

BUYER:

Kidz Academy Preschool Ladera Real Estate, LLC

BY: \_\_\_\_\_

Keith Griego  
Owner

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Fidelity National Title of New Mexico Inc.  
Settlement Agent