

LAND TITLE GUARANTEE COMPANY  
 7125 W JEFFERSON AVE #120  
 LAKEWOOD, CO 80235

**STATEMENT OF SETTLEMENT**  
**"PURCHASERS"**

**PROPERTY ADDRESS** 11287 WEST RADCLIFFE DRIVE , LITTLETON, CO 80127

**SELLER(S):** LAKEHURST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

**BUYER(S):** DAVID A. SERLS AND PATRICIA B. SERLS

**SETTLEMENT DATE:** 12-11-2003      **DATE OF PRORATION:** 12-11-2003

ITEM DESCRIPTION	Debit	Credit
Contract Sales Price	209,005.00	
Earnest Money (Seller holds) LAKEHURST RESIDENTIAL, LL		7,003.00
Tax Certificate LAND TITLE	25.00	
Record Warranty Deed	6.00	
Documentary Fee	20.90	
Taxes for Current Yr 01/01/2003 to 12/11/2003 @ \$1.489		512.28
Real Estate Closing Fee LAND TITLE	60.00	
HOA Dues JAN DUES	148.00	
HOA Dues Ppd Adj DEC DUES 12/11/2003-12/31/2003 @ \$4.7	100.26	
HOA Wkg Cap/Res Ppd	270.00	
*** SubTotals ***	209,635.16	7,515.28
Bal Due From Buyer		202,119.88
** TOTALS **	209,635.16	209,635.16

The above figures do not include sales or use taxes on property.

APPROVED AND ACCEPTED

**PURCHASER(S):**

\_\_\_\_\_  
 DAVID A. SERLS

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 PATRICIA B. SERLS

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**REAL ESTATE BROKER(S)**

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 PRESTIGE REAL ESTATE GROUP

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**LAND TITLE CLOSING AGENT:**

\_\_\_\_\_  
 Mike Heath  
**ESCROW NO.:** D70035340  
**COMMITMENT NO.:** F70035340

SPECIAL INSTRUCTIONS

REAL PROPERTY TAX ESCROW

The above deposit shall be held by the Escrow Agent to assure payment of the 2002 Real Property Taxes on Schedule Number \_\_\_\_\_ for real property located at:

11287 WEST RADCLIFFE DRIVE .

At such time that Escrow Agent is able to obtain the actual 2002 real property tax amount from the JEFFERSON County Treasurer, Escrow Agent will remit the amount due and return the remainder, if any, to: LAKEHURST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY seller, owner.

In the event that said deposit is insufficient to cover the amount of taxes owing, seller/owner hereby agrees to remit the difference to Land Title Guarantee Company within two weeks of notification by Escrow Agent.

On this day of December 11, 2003

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LAKEHURST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

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BY: JENNIE BLEYLE, SECRETARY FOR MCKEE ASSOCIATES, MANAGER

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