

B. Type of Loan				
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. 6. <input checked="" type="checkbox"/> Other		6. File Number	7. Loan Number	8. Mortgage Ins Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown for informational purposes and are not included in the totals.				
D. Name and Address of Borrower Miller, Norman T. Miller, Patsy 7668 Eastman Road Soperton, GA 30457		E. Name and Address of Seller Claude Simon 1204 Springwood Avenue Gibsonville, NC 27249 TIN:		F. Name and Address of Lender
G. Property Location 310 Third Street Soperton, GA 30457		H. Settlement Agent Tom Everett		
		Place of Settlement 101 S. Railroad Street Ailey, GA 30410		I. Settlement Date 09/15/2009 Disbursement Date 09/15/2009
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller		
101. Contract sales price	120,000.00	401. Contract sales price	120,000.00	
102. Personal property		402. Personal property		
103. Settlement charges to borrower (line 1400)	632.00	403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
106. City/town taxes to		406. City/town taxes to		
107. County taxes to		407. County taxes to		
108. Assessments to		408. Assessments to		
109.		409.		
110.		410.		
111.		411.		
112.		412.		
120. Gross Amount Due From Borrower	120,632.00	420. Gross Amount Due To Seller	120,000.00	
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due Seller		
201. Deposit or earnest money	1,200.00	501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	7,200.00	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to		
204.		504. Payoff of first mortgage to		
205.		505. Payoff of second mortgage to		
206.		506.		
207.		507.		
208.		508.		
209.		509.		
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City/town taxes 01/01/2009 to 09/15/2009	82.38	510. City/town taxes 01/01/2009 to 09/15/2009	82.38	
211. County taxes 01/01/2009 to 09/15/2009	863.19	511. County taxes 01/01/2009 to 09/15/2009	863.19	
212. Assessments to		512. Assessments to		
213.		513.		
214.		514.		
215.		515.		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid By/For Borrower	2,145.57	520. Total Reduction Amount Due Seller	8,145.57	
300. Cash at Settlement From/To Borrower		600. Cash at Settlement To/From Seller		
301. Gross amount due from borrower (line 120)	120,632.00	601. Gross amount due to seller (line 420)	120,000.00	
302. Less amounts paid by/for borrower (line 220)	(2,145.57)	602. Less reductions in amt. due seller (line 520)	(8,145.57)	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	118,486.43	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	111,854.43	

SUBSTITUTE FORM 1099 STATEMENT: The information contained in Blocks E, G, H, and I and on lines 401 through 407 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. A 1099-S is not required to be filed if you mark this box ☐ to provide written assurance that this property is your principal residence and that the full gain on this sale is excluded from gross income under IRS Code Section 121.

Seller



Claude Simon

09/15/2009

Date

L. SETTLEMENT CHARGES

700. Total Sales/Broker's Commission based on price \$ 120,000.00 @ 6.00 % = 7,200.00			Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
Division of Commission (line 700) as follows:				
701. \$ 7200.00	to Curry Real Estate			
702. \$ 0.00	to			
703. Commission paid at Settlement to				
704.				7,200.00
800. Items Payable In Connection With Loan				
801. Loan Origination Fee 0.0000 % to				
802. Loan Discount 0.0000 % to				
803. Appraisal Fee to				
804. Credit Report to				
805.				
806.				
807.				
808.				
809.				
810.				
811.				
900. Items Required By Lender To Be Paid In Advance				
901. Interest from 09/15/2009 to 09/30/2009 @ \$ 0.000000/day				
902. Mortgage Insurance Premium for 0 months to				
903. Hazard Insurance Premium for 0				
904.				
905.				
1000. Reserves Deposited With Lender				
1001. Hazard insurance	0.0000 months @ \$	0.00 per month		
1002. Mortgage insurance	0 months @ \$	0.00 per month		
1003. City property taxes	0 months @ \$	0.00 per month		
1004. County property taxes	0 months @ \$	0.00 per month		
1005. Annual assessments	0 months @ \$	0.00 per month		
1006.				
1007.				
1008.				
1100. Title Charges				
1101. Settlement or closing fee	to			
1102. Abstract or title search	to Tom Everett		150.00	
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to Tom Everett		350.00	
(includes above items numbers:)				
1108. Title insurance	to			
(includes above items numbers:)				
1109. Lender's coverage	\$ 0.00			
1110. Owner's coverage	\$ 0.00			
1111.				
1112.				
1113.				
1200. Government Recording and Transfer Charges				
1201. Recording fees: Deed \$ 12.00 ; Mortgage \$ 0.00 ; Release \$ 0.00			12.00	
1202. City/county tax/stamps: Deed \$ 0.00 ; Mortgage \$ 0.00				
1203. State tax/stamps: Deed \$ 0.00 ; Mortgage \$ 0.00				
1204. Grantor's Tax			120.00	
1205.				
1300. Additional Settlement Charges				
1301.				
1302.				
1303.				
1304.				
1305.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			632.00	7,200.00

I have carefully reviewed the HUD-1 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 HUD-1 Settlement Statement.

Borrower

Norman T. Miller

09/15/2009

Norman T. Miller

Date

Borrower

Patsy Miller

09/15/2009

Patsy Miller

Date

Seller

Claude Simon

09/15/2009

Claude Simon

Date

The HUD-1 Settlement Statement which I have prepared is a true and correct account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT

09/15/2009

Tom Everett

Date

TOM W. EVERETT P.C.

ATTORNEY AT LAW

101 S. RAILROAD STREET • P.O. BOX 87

AILEY, GA 30410

PHONE (912) 583-4121

FAX (912) 583-4052

September 15, 2009

Claude Simon
c/o VRTX, Inc.
1204 Springwood Avenue
Gibsonville, NC 27249

Re: Sale of 310 Third Street, Soperton, GA 30457 to Miller

Dear Mr. Simon,

Please find enclosed copies for your records along with a check representing the net proceeds of sale.

I appreciate you allowing me to handle this matter for you. Please feel free to call me with any questions.

Sincerely,

Tom Everett

TOM W. EVERETT, PC
ATTORNEY AT LAW
TRUST ACCOUNT
P. O. BOX 87 912-583-4121
AILEY, GA 30410

9/15/2009

PAY TO THE ORDER OF Claude Simon

**111,854.43

\$

One Hundred Eleven Thousand Eight Hundred Fifty-Four and 43/100 ***** DOLLARS

MEMO

Sale to Miller - 310 Third Street, Soperton, GA

AUTHORIZED SIGNATURE

⑈016224⑈ ⑆061205255⑆ 01 12 88 8⑈

TOM W. EVERETT, PC

ATTORNEY AT LAW

Claude Simon
Net Proceeds of Sale

9/15/2009

16224
111,854.43

Tom Everett Trust Accou Sale to Miller - 310 Third Street, Soperton, GA

111,854.43

TOM W. EVERETT, PC

ATTORNEY AT LAW

Claude Simon
Net Proceeds of Sale

9/15/2009

16224
111,854.43

Tom Everett Trust Accou Sale to Miller - 310 Third Street, Soperton, GA

111,854.43

