

[illegible]

ALTA Combined Settlement Statement

File #:	KTGGT-24-1174	Property	[REDACTED] [REDACTED] [REDACTED]	Settlement Date	05/03/2024
Prepared:	05/03/2024		Round Rock, TX 78681	Disbursement Date	05/03/2024
Escrow Officer:	Amber Townsley		S6801 - Cat Hollow Sec C Ph 1, BLOCK E, Lot 14		
		Buyer	Larry D. Kemp, Sr [REDACTED] [REDACTED] [REDACTED] Georgetown, TX 78633		
		Seller	The Estate of Hildegarde Anne Kothmann by Rodney D Kothmann EXE 2604 Chowan Way Round Rock, TX 78681		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$410,000.00	Sales Price of Property	\$410,000.00	
		Deposit		\$4,150.00
		Prorations/Adjustments		
\$2,137.44		County Taxes 01/01/2024 to 05/03/2024		\$2,137.44
	\$150.66	HOA Assessment 05/03/2024 to 01/01/2025	\$150.66	
		Other Charges		
		E-File Fee to Key Title Group	\$5.33	
\$30.00		Notice to Purchaser to Texas NTP		
\$125.00		Preparation of Warranty Deed to The Blackburn Law Firm, PLLC		
\$78.70		Reimbursement to Key Title Group for Probate Documents to Key Title Group		
		Government Recording and Transfer Charges		
		Recording Fees	\$37.00	
		---Deed: \$37.00		
		---Mortgage: \$0.00		
		---Release of Lien: \$		
		Commission		
\$12,300.00		Listing Agent Commission to Compass RE Texas, LLC		
\$12,300.00		Selling Agent Commission to Spyglass Realty		
		Title Charges & Escrow / Settlement Charges		
\$500.00		Title - Settlement Fee to Key Title Group	\$500.00	
\$85.00		Title - Tax Certificate Fee to Domestic Data, LLC		
\$246.60		Title - Owner's T-19.1 Endorsement to Key Title Group		
\$2,466.00		Title - Owner's Title Policy to Key Title Group		
\$2.00		Title - State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association		
		Miscellaneous		
\$149.45		HOA Advanced Assessments to Cat Hollow at Brushy Creek Owners Association, Inc.		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$75.00		HOA Transfer Fee to RealManage	\$250.00	
\$30.00		MUD Notice to Texas Real Tax		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$30,525.19	\$410,150.66	Subtotals	\$410,942.99	\$6,287.44
		Due from Buyer		\$404,655.55
\$379,625.47		Due to Seller		
\$410,150.66	\$410,150.66	Totals	\$410,942.99	\$410,942.99

See signature addendum

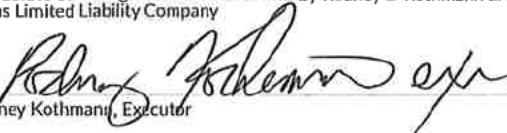
Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Key Title Group to cause the funds to be disbursed in accordance with this statement.

 5/3/24
Larry D. Kemp, Sr. Date

The Estate of Hildegard Anne Kothmann by Rodney D Kothmann EXE LLC, a Texas Limited Liability Company

By:  5/3/24
Rodney Kothmann, Executor Date

 5/3/24
Settlement Agent Date

CERTIFICATION OF ELIGIBILITY

Project: CR 255

Parcel: 52

Displacee: *Larry Kemp*

Individuals, Families and Unincorporated Businesses or Farming Operations

I certify that myself and any other party(ies) with a financial interest in this relocation assistance claim are either:

☒ Citizens or Nationals of the United States

or

☐ Aliens lawfully present in the United States

* If an Alien lawfully present in the United States, supporting documentation will be required.



Claimant

Date: *5/19/23*

Claimant

Date:

Incorporated Business, Farm or Nonprofit Organizations

I certify that I have signature authority for this entity and such entity is lawfully incorporated under the applicable state's laws and authorized to conduct business within the United States.

N/A

Claimant

Date: N/A

REPLACEMENT HOUSING INSPECTION

Name of Claimant: Larry Kemp	Parcel No.: 51 Project: CR 255	County: Williamson																								
Address: [redacted] [redacted] [redacted] e [redacted] d [redacted] t, [redacted] s [redacted] l																										
Apt No.: Site No.:																										
Number of Displaced Persons in Family: 1 Purchase Price or Monthly Rent: \$410,000																										
Replacement Dwelling																										
House ☒ Duplex ☐ Apartment ☐ Sleeping Room ☐																										
Mobile Home: Width: Length:		Other:																								
Floor Space: 1585 sq. ft.	No. Rooms: 6	No. Bedrooms: 3 No. Baths: 2																								
Dwelling Inspection																										
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Comments:																										
The dwelling at the address above has been inspected and, in my opinion, meets the standards for decent, safe and sanitary housing.																										
7-23-2024 Date of Inspection		[Signature] Inspected By: Signature																								

