

Sales Summary/Commission Sheet

Listing Information

MLS#: 4832408

4419 East Hill Road

Eden, VT 05652

Buyer's Information

Yanay Shik

,

Seller's Information

Stevenson Farms LLC

4419 East Hill Road

Craftsbury, Vt 05826

Participant Information

Listing Agent: Nancy Durand

Selling Agent: Kevin Petrochko

Office: Pall Spera Company Realtors: Morrisville

Office: William Raveis Barre

Transaction Information

Sale Price: \$1,220,000.00

Close Date: 01/29/2021

Commission Rate: 6%

Total Transaction Commission: \$73,200.00

Any Concessions: No

Concessions Amount: \$0.00

Amt. Rec'd by PSCO: \$36,600.00

LD Fee: No

Referral Fee Paid To:

Amt. of Ref: \$0.00

Contract Notes:

Consession Notes:

Assisting Agent: None

Agent Assist Fee: \$0.00

Reimbursements

Closing Disclosure

Closing Information

Date Issued 1/20/2021
Closing Date 1/29/2021
Disbursement Date 1/29/2021
Settlement Agent Law Office of Kristina I. Michelsen, PLLC
File # S-N 1
Property 4419 East Hill Road
Eden, VT 05652

Sale Price \$1,220,000.00

Transaction Information

Borrower Yanay Shik and Elisabet Der Nederlanden
1466 7th Street
Berkeley, CA 94710
Seller Stevenson Farms, LLC
c/o David Stevenson, 2323 NE Roam St.
Arcadia, FL 34266

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$1,222,120.24
01 Sale Price of Property	\$1,220,000.00
02 Sale Price of Any Personal Property Included in Sale	

Adjustments for Items Paid by Seller in Advance

03 City/Town Taxes to	
04 County Taxes to	
05 Assessments to	
06 Craftsbury State Education Taxes 07/01/2020 to 01/29/2021 (\$447.12)	\$260.93
07 Craftsbury Municipal Taxes 01/01/2021 to 01/29/2021 (\$169.81)	\$13.49
08 Oil, 412.5 gallons @ \$2.529	\$1,043.21
09 Oil, 206.25 gallons @ \$2.529	\$521.61
10 Propane, 100 gallons @ \$2.81	\$281.00

Due from Seller at Closing

	\$122,909.29
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$30.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Union Bank Wire Fee	\$30.00
05 Vermont Dept of Taxes REW	\$30,500.00
06 Pall Spera Realtor Commission	\$36,600.00
07 William Raveis Realtor Commission	\$36,600.00
08 Seller Credit	\$10,000.00
09 Douglas Molde, Esq.	\$5,660.00

Adjustments for Items Unpaid by Seller

10 City/Town Taxes 10/31/20 to 1/29/21	\$3,489.29
11 County Taxes to	
12 Assessments to	

Contact Information

REAL ESTATE BROKER (B)

Name	
Address	
ST License ID	
Contact	
Contact ST License ID	
Email	
Phone	

REAL ESTATE BROKER (S)

Name	
Address	
ST License ID	
Contact	
Contact ST License ID	
Email	
Phone	

SETTLEMENT AGENT

Name	Law Office of Kristina I. Michelsen, PLLC
Address	206 S. Main Street, P.O. Box 1304 Hardwick, VT 05843
ST License ID	
Contact	
Contact ST License ID	
Email	
Phone	802-535-7468

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

CALCULATION

Total Due to Seller at Closing	\$1,222,120.24
Total Due from Seller at Closing	\$122,909.29

Cash ☐ **From** ☒ **To Seller** **\$1,099,210.95**

Closing Cost Details

[illegible]

Other Costs

[illegible]

Confirm Receipt

By signing, you are only confirming that you have received this form.

Seller: David Stevenson Duly Authorized Agent and Sole Voting Member
Stevenson Farms, LLC Date 1/29/2021



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
firesafety.vermont.gov



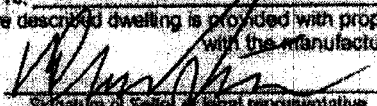
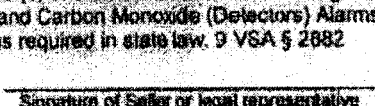
CERTIFICATION OF COMPLIANCE

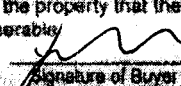
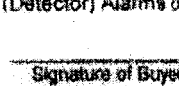
**With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms
in Single Family Owner-Occupied Dwellings**

This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009
to comply with the requirements in 9 VSA § 2883(a).
All previous forms should be discarded

Date: 1/29/2021 Date of Closing: 1/29/2021 <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Sale or Transfer	For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov or contact the Division of Fire Safety
Name of Building/Site: Mobile home 4419 East Hill Road	
Physical Location: 4419 East Hill Road	
(9-1-1 Address) _____	
Eden, VT 05662	
City/Town, Zip Code	
Name of Seller: Stevenson Farms, LLC	
Name of Buyer: Yahay Shik and Elisabeth Der Nederlanden	

SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATIONAL
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling.	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling.	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.
Date of Installation or Manufacture Date _____	Date of Installation or Manufacture Date _____	

CERTIFICATION FROM THE SELLER			
I, We, David Stevenson for Stevenson Farms, LLC the seller(s) of the above described dwelling certify under oath that the above described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law, 9 VSA § 2882			
 Signature of Seller or legal representative	1/29/2021 Date	 Signature of Seller or legal representative	1/29/2021 Date

ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION			
We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not operable.			
 Signature of Buyer or legal representative	1/29/21 Date	 Signature of Buyer or legal representative	_____ Date



VERMONT DEPARTMENT OF PUBLIC SAFETY

DIVISION OF FIRE SAFETY

Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
firesafety.vermont.gov



CERTIFICATION OF COMPLIANCE


**With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms
In Single Family Owner-Occupied Dwellings**


This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009
to comply with the requirements in 9 VSA § 2883(a).
All previous forms should be discarded

Date: <u>1/29/2021</u>	For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov or contact the Division of Fire Safety
Date of Closing: <u>1/29/2021</u>	
<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Sale or Transfer	

Name of Building/Site:	<u>residence 4419 East Hill Road</u>		
Physical Location:	<u>4419 East Hill Road</u>		
(9-1-1 Address)	<u>Eden, VT 05652</u>	Street Name and Number	
		City/Town, Zip Code	
Name of Seller:	<u>Stevenson Farms, LLC</u>		
Name of Buyer:	<u>Yahay Shik and Elisabeth Der Nederlanden</u>		

SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATION
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling. Date of Installation or Manufacture Date: _____	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling. Date of Installation or Manufacture Date: _____	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.

CERTIFICATION FROM THE SELLER			
I/We, <u>David Stevenson for Stevenson Farms, LLC</u> the seller(s) of the above described dwelling certify under oath that the above described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law, 9 VSA § 2882			
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 Signature of Buyer or legal representative	<u>1/29/21</u> Date	 Signature of Buyer or legal representative	 Date

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

CLIENT TRUST ACCOUNT

LAW OFFICE OF KRISTINA L. MICHELSEN

P.O. BOX 1304
HARDWICK, VT 05843
(802) 535-7468

UNION BANK
P.O. BOX 667
MORRISVILLE, VT 05661

2460

58-110/116

01/29/2021

PAY TO THE
ORDER OF

Pall Spera Realtor Commission

\$ **36,600.00

Thirty-Six Thousand Six Hundred and 00/100*****

DOLLARS

MEMO

Shik Nederlanden - Pall Spera Realtor Commissio

SECURITY FEATURES INCLUDED. DETAILS ON BACK


AUTHORIZED SIGNATURE

⑈002460⑈ ⑆011601100⑆ 78 451 6⑈



Bring Online Banking
to your mobile device.

DOWNLOAD THE APPS



Personal



Business

Transaction Receipt

All items accepted are subject to the terms of your account agreement with us. Please retain this receipt with your banking records.
Deposits may not be available for immediate withdrawal.

TR#6 351-35104 02/02/2021 10:52 AM
A13604W
XXXXXX6472 CR Deposit \$36,600.00

Member FDIC SD-058720