				C	MB NO. 2502-0265 1	
A. 4 DE				PE OF LOAN:	A 5. □CONV. INS.	
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT		1.∐FHA 6. FILE NUME		NV. UNINS. 4. □ VA 7. LOAN NUMBER		
OFTEL PARKET OTATEMENT				7. EOAN NOMBEI		
SETTELIVIENT STATEMENT	[8	B. MORTGAG	SE 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 here for informational purposes and are not included in the totals.						
D. NAME AND ADDRESS OF BUYER: E. NAME AND ADDRESS			OF SELLER:	F. NAME AND ADDRES	S OF LENDER:	
Casara D. Nalasa	Equity Trustees, LLC					
George R. Nelson 5785 Mountain Road #7A		n Blvd., Suite	1004			
Stowe, VT 05672	Arlington, W	•				
G. PROPERTY LOCATION: 219 W. Asher Street		H. SETTLEMENT AGENT:			I. SETTLEMENT DATE:	
Culpeper, VA 22701	Stephen P. V	tephen P. Will				
Culpeper County, Virginia	PLACE OF S	SETTLEMEN ⁻			, ,	
	 122 W. Cam	neron Street				
	Culpeper, V	A 22701				
J. SUMMARY OF BUYER'S TRANSA			K, SUMN	ARY OF SELLER'S TRA	NSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		000 500 00	400. GROSS AMOUNT I	OUE TO SELLER:	380,500.00	
101. Contract Sales Price 102. Personal Property		380,500.00	401. Contract Sales Price 402. Personal Property	?	360,500.00	
103. Settlement Charges to Buyer (Line 1400)		14,083.53	403.			
104.			404.			
105. Adjustments For Items Paid By Seller in advan	oce		405. Adjustments For J	tems Paid By Seller in ac	dvance	
106. Town taxes to			406. Town taxes	to		
107. County Taxes to			407. County Taxes 408. Assessments	to to		
108. Assessments to			409.	ιο		
110.			410.			
111.			411.			
112. 120. GROSS AMOUNT DUE FROM BUYER		394,583.53	420. GROSS AMOUNT D	DUE TO SELLER	380,500.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		,	500. REDUCTIONS IN AM	MOUNT DUE TO SELLE	₹:	
201. Deposit or earnest money		40,000.00	501. Excess Deposit (Sec		678.46	
202. Principal Amount of New Loan(s) 203. Existing loan(s) taken subject to			502. Settlement Charges 503. Existing loan(s) take		070.40	
204.			504. Payoff of first Mortga	ge		
205.			505. Payoff of second Mo		40,000.00	
206. 207.			506. Deposit retained by 507.	seller	40,000.00	
208.			508.			
209. Adjustments For Items Unpaid By Seller			509.	or Items Unpaid By Selle	or .	
210. Town taxes to	-		510. Town taxes	to		
211. County Taxes to			511. County Taxes	to		
212. Assessments to 213.			512. Assessments 513.	to		
214.			514.			
215.			515.			
216. 217.			516. 517.			
218.			518.			
219.			519.			
		40,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER 40,678.46 600. CASH AT SETTLEMENT TO/FROM SELLER:			
300. CASH AT SETTLEMENT FROM/TO BUYER: 301. Gross Amount Due From Buyer (Line 120) 394		394,583.53	600. CASH AT SETTLEM		₹: 380,500.00	
302. Less Amount Paid By/For Buyer (Line 220)		40,000.00)	602. Less Reductions Du	ue Seller (Line 520)	(40,678.46	
303. CASH (X FROM) (TO) BUYER		354,583.53	603. CASH (X TO) (FROM) SELLER	339,821.54	



L. SETTLEMENT CHARGES		Page 2
700. TOTAL COMMISSION Based on Price \$ 380.500.00 @ 2.5000 % 9.512.50	PAID FROM	PAID FROM
Division of Commission (line 700) as Follows:	BUYER'S	SELLER'S
701. \$ 0.00 to	FUNDS AT	FUNDS AT
702. \$ 9,512.50 to RE/MAX Crossroads	SETTLEMENT	SETTLEMENT
703. Commission Paid at Settlement	9,512.50	
704. to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		~
801. Loan Origination Fee % to		
802. Loan Discount % to		
803. Appraisal Fee to		
804. Credit Report to		
805. Lender's Inspection Fee to		
806. Mortgage Ins. App. Fee to		
807. Assumption Fee to		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @ \$ /day (days %)		
902. Mortgage Insurance Premium for months to		
903. Hazard Insurance Premium for 1.0 years to		
903. Hazard insurance Premium for 1.0 years to 904.		·
905.		
	_,	
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance months @ \$ per month		
1002. Mortgage Insurance months @ \$ per month		
1003. Town taxes months @ \$ per month		
1004. County Taxes months @ \$ per month		
1005. Assessments months @ \$ per month		
1006. months @ \$ per month		
1007. months @ \$ per month		
1008. Aggregate Adjustment months @ \$ per month		
1100. TITLE CHARGES		
1101. Settlement or Closing Fee to		
1102. Abstract or Title Search to		
1103. Title Examination to Rapidan Title Agency, L.C.	50.00	
1104. Title Insurance Binder to Rapidan Title Agency, L.C.	50.00	
1105. Document Preparation to BWW Law Group, LLC	200.00	
1106. Notary Fees to		
1107. Attorney's Fees to Davies, Barrell, Will, Lewellyn & Edwards, PLC	1,500.00	
(includes above item numbers:		
1108. Title Insurance to Rapidan Title Agency, L.C.	1,459.70	
(includes above item numbers:)		
1109. Lender's Coverage \$ 0.00		
1110. Owner's Coverage \$ 380,500.00 1,459.70		
1111.		
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees: Deed \$ 43.00; Mortgage \$; Releases \$	43.00	
1202. City/County Tax/Stamps: Grantee Tax 317.08; Grantee Tax	317.08	
1203. State Tax/Stamps: Grantee Tax 951.25; Grantee Tax	951.25	
1204. Grantor Deed Recording Tax to Clerk of the Circuit Court		380.50
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey to		
1302. Pest Inspection to 1303. Pr-rata Co. RE Taxes 1/1 - 2/8 to County of Culpeper TM #41A1-4-F-2		259.35
		259.36 38.6
TO II THE TOTAL TOTAL TOTAL		30.0
1305.	14,083.53	678.46
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		670 46

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: George R. NelsonSeller: Equity Trustees, LLC

(540)825-6000

Culpeper, VA 22701

Settlement Agent: Stephen P. Will

Place of Settlement: 122 W. Cameron Street

	February 23, 2018 219 W. Asher Street Culpeper, VA 22701 Culpeper County, Virginia	
accurate statement of all	the HUD-1 Settlement Statement receipts and disbursements made d a copy of the HUD-1 Settlemen	and to the best of my knowledge and belief, it is a true and e on my account or by me in this transaction. I further t Statement.
Is place		Equity Trustees, LLC
George R. Nelson		BY:
		ment is a true and accurate account of the funds which were signed as part of the settlement of this transaction.
		Davies, Barrell, Will, Lewellyn & Edwards, PLC Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.