

NRETS, LLC dba Endeavor Title
 ALTA Universal ID:
 1425 Clarkview Road
 Baltimore, MD 21209
 (410) 666-3780

ALTA Combined Settlement Statement

File #:	25-13606	Property	1002 North Woodington Road Baltimore, MD 21229	Settlement Date	06/16/2025
Print Date & Time:	06/16/2025 at 09:26 AM EDT			Disbursement Date	06/16/2025
Escrow Officer:	Timothy Eichhorn, Agent	Buyer	TaylorOne Investments LLC		
Settlement Location:	1425 Clarkview Road Baltimore, MD, 21209	Seller	James E. Dixon, Personal Representative of Estate of Rosa B Midgett 5702 Lovett Oaks San Antonio, TX 78218		
		Lender	Trusted Lending Group, LLC a Maryland Limited Liability Company ISAOA/ATIMA P.O. Box 34349 Essex, MD 21221		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$105,000.00	Sale Price of Property	\$105,000.00	
		Loan Amount		\$130,000.00
		Prorations/Adjustments		
	\$109.73	City/Town Taxes 06/16/2025 to 06/30/2025	\$109.73	
		Loan Charges		
		Document Review Fee to Christy A. DeFrances	\$495.00	
		Origination Fee to TAF Consulting LLC	\$3,900.00	
		Repair Retention to Trusted Lending Group, LLC a Maryland Limited Liability Company ISAOA/ATIMA	\$25,000.00	
		Lien Cert to NRETS, LLC dba Endeavor Title	\$110.00	
		Prepaid Interest (\$46.94 per day from 06/16/2025 to 07/01/2025)	\$704.10	
		Government Recording and Transfer Charges		
		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
\$650.00		Recordation Tax - City (Deed) to Director of Finance	\$650.00	
		Recordation Tax - City (Mortgage) to Director of Finance	\$250.00	
\$975.00		Transfer Tax - City (Deed) to Director of Finance	\$975.00	
\$325.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$325.00	
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract Title Search to NRETS, LLC dba Endeavor Title	\$175.00	
		Title - CPL (Lender) to First American Title Insurance Company	\$55.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$458.00	
		Title - Settlement Fee to NRETS, LLC dba Endeavor Title	\$200.00	
		Title - Title Exam to NRETS, LLC dba Endeavor Title	\$275.00	
		Title Hand Recording Fee to NRETS, LLC dba Endeavor Title	\$30.50	
		Title - Owner's Title Policy to First American Title Insurance Company	\$584.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Miscellaneous		
\$1,712.02		Open Water to Director of Finance		
\$150.00		Water/Sewer Escrow to Water Escrow	\$50.00	
\$3,300.40		Property Taxes to Director of Finance		
		Estimated Taxes 25/26 to Tax Escrow	\$3,150.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$7,112.42	\$105,109.73	Subtotals	\$142,671.33	\$130,000.00
		Due from Buyer		\$12,671.33
\$97,997.31		Due to Seller		
\$105,109.73	\$105,109.73	Totals	\$142,671.33	\$142,671.33

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 NRETS, LLC dba Endeavor Title to cause the funds to be disbursed in accordance with this statement.

TaylorOne Investments LLC, a Maryland Limited Liability Company

Estate of Rosa B Midgett

By:

Rashone Taylor

Date

6/16/2025

By:

James E. Dixon, Personal Representative

Date

Settlement Agent

Date

6/16/2025