

Newmark Title Services, LLC

1700 Post Oak Blvd, Suite 250
 Houston, TX 77056
 Phone: (713)425-5405 Fax: (646)304-6244

Final Settlement Statement

Settlement Date: November 04, 2025
Order Number: NTS-204349-CO
Escrow Officer: Lisa Famulare
Buyer: Denton Buildings, L.P., a Texas limited partnership
 PO Box 270874
 Flower Mound, TX 75027
Seller: Mountain Meadows Property Owners Association, Inc., a Colorado nonprofit corporation, as
 Trustee
 195 Lakeside Drive
 Pagosa Springs, CO 81147
Property: 195 Lakeside Drive
 Pagosa Springs, CO 81147

Seller			Buyer	
Debit	Credit		Debit	Credit
		Purchase Price		
	2,909,750.00	Purchase Price	2,909,750.00	
		Deposit		
		Deposit or earnest money 9/26/25		290,975.00
		Deposit or earnest money 10/28/25		100,000.00
		Prorations/Adjustments		
15,468.36		Estimated 2025 Real Estate Tax due in 2026 Annually 307 days @ 50.385534 per day at \$18,390.72 01/01/25-11/03/25		15,468.36
		Title/Escrow Charges		
1,675.00		Settlement Fee to Newmark Title Services, LLC	1,675.00	
60.00		FedEx Fee. to Newmark Title Services, LLC	60.00	
95.00		Patriot Search to Newmark Title Services, LLC		
95.00		Bankruptcy Search to Newmark Title Services, LLC		
100.00		Recording Service Charge to Newmark Title Services, LLC	100.00	
1,000.00		Additional Underwriting/Closing OT to Newmark Title Services, LLC		
240.00		Deed Drafting w CO Statement Authority to Newmark Title Services, LLC		
6,484.00		Owner's Policy Premium to Newmark Title Services, LLC Coverage: \$2,909,750.00		
175.00		Notary Fee to Newmark Title Services, LLC	175.00	

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Seller			Buyer	
Debit	Credit		Debit	Credit
		Recording Charges		
50.00		Record Deed to Newmark Title Services Recording	50.00	
145.49		Deed Tax to Newmark Title Services Recording	145.49	
		Fees to Others		
84,750.00		Commission - Broker to EXIT Realty Home & Ranch \$2,825,000.00 @ 3.0000% = \$84,750.00 EXIT Realty Home & Ranch		
84,750.00		Auction Fee to Crexi Technologies, LLC		
819,038.85		Restructuring Fee to Holiday Property Partners, LLC		
14,080.00		Escrow Fees to Global Point Closing Services Operating		
1,028,206.70	2,909,750.00	Subtotals	2,911,955.49	406,443.36
		Balance Due FROM Buyer		2,505,512.13
1,881,543.30		Balance Due TO Seller		
2,909,750.00	2,909,750.00	Totals	2,911,955.49	2,911,955.49


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**Final Settlement Statement
Signatures**

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Newmark Title Services to cause the funds to be disbursed in accordance with this statement.

BUYER:

Denton Buildings, L.P., a Texas limited partnership
By: DB GP, L.L.C., a Texas limited liability company, its General Partner

BY: 
~~box SIGN 17PX88X9-4Y5VPJQ~~
James Kevlin
Manager

