

**A. Settlement Statement (HUD-1)**

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: L010695TI	7. Loan Number: 63637577	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (L010695TI/ 63)					
D. Name and Address of Buyer: ACES Property Management, LLC 368 Willow Street Arena, WI 53503		E. Name and Address of Seller: River Valley School District formerly being in part and formerly d/b/a The School Board District Number 1 of Arena Iowa County, WI; the Arena Union Free High School Jointly with 314 Willow Street, Arena, WI 53503		F. Name and Address of Lender: Bank of Prairie du Sac 555 Park Avenue, PO Box 130 Prairie Du Sac, WI 53578	
G. Property Location: 314 Willow Street Arena, WI 53503 Iowa County, Wisconsin		H. Settlement Agent: Local Title Company LLC 112 N. Iowa Street Dodgeville, WI 53533 608-930-9300 Place of Settlement: 112 N. Iowa Street Dodgeville, WI 53533		I. Settlement Date: May 10, 2019 Disbursement Date: May 10, 2019	

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due to Seller	
101. Contract sales price	65,000.00	401. Contract sales price	65,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	1,329.20	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from Buyer	66,329.20	420. Gross amount due to Seller	65,000.00
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	1.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	65,000.00	502. Settlement charges to seller (line 1400)	755.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Dep. retained by seller	1.00
207.		507.	
208.		508. Final Utilities to Municipality	72.77
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for Buyer	65,001.00	520. Total reduction amount due Seller	828.77
300. Cash at Settlement from/to Buyer		600. Cash at Settlement from/to Seller	
301. Gross amount due from Buyer (Line 120)	66,329.20	601. Gross amount due to Seller (Line 420)	65,000.00
302. Less amount paid by/for Buyer (Line 220)	(65,001.00)	602. Less reductions due Seller (Line 520)	(828.77)
303. CASH FROM BUYER	1,328.20	603. CASH TO SELLER	64,171.23

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges						
700. Total Real Estate Broker Fees		\$0.00				
Division of commission (line 700) as follows:						
701.	to				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
702.	to					
703. Commission paid at settlement						
704.						
800. Items Payable in Connection with Loan						
801.	Our origination charge	(from GFE #1)				
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)				
803.	Your adjusted origination charges	(from GFE #A)				
804.	Appraisal fee	(from GFE #3)				
805.	Credit report (2) to Bank of Prairie du Sac	(from GFE #3)		16.20		
806.	Tax service	(from GFE #3)				
807.	Flood certification (2) to Bank of Prairie du Sac	(from GFE #3)		20.00		
808.	Underwriting Fee to Bank of Prairie du Sac			250.00		
809.	Report of Title LR010726LR to Local Title Company LLC			75.00		
810.	Info-Pro Lender Services to Bank of Prairie du Sac			68.00		
900. Items Required by Lender to be Paid in Advance						
901.	Interest from 05/10/19 to 06/01/19 to Bank of Pra @ \$	/day (22 days @ %)	(from GFE#10)			
902.	Mortgage insurance premium for month to	(from GFE #3)				
903.	Homeowner's insurance for year to	(from GFE #11)				
904.	for year to					
1000. Reserves Deposited with Lender						
1001.	Initial deposit for your escrow account	(from GFE #9)				
1002.	Homeowner's insurance Months @ \$	per Month				
1003.	Mortgage insurance Months @ \$	per Month				
1004.	Property taxes Months @ \$	per Month				
1005.	Months @ \$	per Month				
1006.	Months @ \$	per Month				
1007.	Months @ \$	per Month				
1100. Title Charges						
1101.	Title services and lender's title insurance to Local Title Company	(from GFE #4)		750.00		
1102.	Buyer Closing Fee to Local Title Company LLC	\$350.00				
1103.	Owner's title insurance to Local Title Company LLC	(from GFE #5)				575.00
1104.	Lender's title insurance to Local Title Company LLC	\$400.00				
1105.	Lender's title policy limit	\$65,000.00				
1106.	Owner's title policy limit	\$65,000.00				
1107.	Agent's portion of the total title insurance premium to Local Title Company LLC	\$956.25				
1108.	Underwriter's portion of the total title insurance premium to First American Title -	\$168.75				
1109.						
1110.						
1111.	Special Assessment Letter to Local Title Company LLC					30.00
1112.	Gap Coverage Endorsement to Local Title Company LLC					150.00
1200. Government Recording and Transfer Charges						
1201.	Government recording charges to Register of Deeds	(from GFE #7)		150.00		
1202.	Deed \$ 30.00; Mortgage \$ 120.00; Releases \$					
1203.	Transfer taxes	(from GFE #8)				
1204.	City/County tax/stamps Deed \$; Mortgage \$					
1205.	Real Estate Transfer Tax Exemp Deed \$; Mortgage \$					
1300. Additional Settlement Charges						
1301.	Required services that you can shop for	(from GFE #6)				
1302.						
1303.						
1304.						
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					1,329.20	755.00

HUD-1, Attachment

Buyer: ACES Property Management, LLC
368 Willow Street
Arena, WI 53503

Seller: Arena Union Free High School
314 Willow Street
Arena, WI 53503

Lender: Bank of Prairie du Sac

Settlement Agent: Local Title Company LLC
608-930-9300

Place of Settlement: 112 N. Iowa Street

Dodgeville, WI 53533

Settlement Date: May 10, 2019

Disbursement Date: May 10, 2019

Property Location: 314 Willow Street
Arena, WI 53503
Iowa County, Wisconsin

Title Services and Lender's Title Insurance

Payee/Description		Disclosure	Buyer	Seller
Local Title Company LLC Buyer Closing Fee	(from GFE #4)	350.00		
Local Title Company LLC Lender's title insurance	(from GFE #4)	400.00		
Total Title Services and Lender's Title Insurance		750.00		

ACES Property Management, LLC
BY:

Ricky L. Kerska, Member

Sean P. Crook, Member

River Valley School District
BY:

Kathy Jennings, School Board President

Deborah A. Nelson, School District Clerk

Local Title Company LLC
Settlement Agent



First American Title™

AFFIDAVIT BY OWNER
Issued by
First American Title Insurance Company

Attached to Policy No.: L010695T1
File No.: L010695T1

STATE OF _____
COUNTY OF _____

The undersigned owner(s), in consideration of selling the real estate described herein and in consideration of First American Title Insurance Company issuing its Policy(s) of title insurance insuring an interest in or title to the real estate described herein, and being first duly sworn on oath deposes, states and warrants, except as stated in Paragraph 7 below:

1. That the undersigned is an owner of the real estate which is described in the above referenced commitment (hereinafter called "the property");
2. That there are no encroachments of fences, buildings or other improvements to the property onto any easement or on to adjoining property, and no encroachments of any fences, buildings or other improvements of adjoining premises onto the property;
3. That there are not any unrecorded easements, party walls, agreements, or rights-of-way which affect the property;
4. (Check one box)
☐ That during the last six months, no work has been done and no materials have been furnished in connection with the improvement of said property. That there are no uncompleted buildings, structures or other improvements situated thereon;

or

- ☐ That during the last six months work has been done and materials furnished in order to make improvements to the property, but that except as stated in Paragraph 7, all of said work and materials have been fully paid for and there are no claims or disputes in existence with reference thereto, that no notice of intent to lien has been given, and that waivers of lien from all appropriate parties are attached hereto.
5. That owner is in sole possession of the property and that no other party has possession or has right of possession under any lease or other agreement, written or oral;
6. That since that effective date of the commitment referenced above, owner has not filed bankruptcy, received notice of any pending cause of action, conveyed or encumbered the property or is currently a party to any action that could result in the filing of any judgment or lien against the property.
7. Exceptions to above statements:

River Valley School District
BY:

Kathy Jennings, School Board President

Deborah A. Nelson, School District Clerk

Subscribed and sworn to before me this _____ day of _____, _____.

By _____

Notary Public

FIRST AMERICAN TITLE COMPANY

By: Local Title Company LLC

File No. L010695TI

SPECIAL ASSESSMENTS INDEMNITY AGREEMENT

Property: 314 Willow Street, Arena, WI 53503

Tax Parcel No.: 101 0197

The undersigned, being the owner of the above named property, which is described in File No. L010695TI, hereby states:

The undersigned owner hereby certifies that they have not been notified of any outstanding or pending assessment or improvement charges being, or having been levied against the property set forth herein. Should there be any assessment and/or improvement charges that arise after closing of the property above that would have been the responsibility of the parties herein, said parties agree to promptly pay said assessment and/or improvement charges.

This Agreement is given to induce Local Title Company LLC/First American Title Company to issue its policy(ies) of title insurance in conjunction with the above property. The undersigned hereby indemnifies Local Title Company LLC/First American Title Company against any loss caused by the existence of matters listed above known to the undersigned and not disclosed by this agreement, plus any cost, expense, or liability, including attorney fees, arising from the enforcement of this indemnification or agreement.

Dated: _____

River Valley School District
BY:

Kathy Jennings, School Board President

Deborah A. Nelson, School District Clerk