OLD REPUBLIC TITLE COMPANY
7410 Greenhaven Drive, Suite 100 • Sacramento CA • 95831 • (916) 394-0170 • FAX (916) 394-0180

0420709

John-Joshua Strawder, Trustee of Omega Trust
6019 Stockton Blvd, Suite D-1
Sacramento, CA 95824

Property: 2837 Wah Avenue
Sacramento, CA 95822

Date: January 3, 2005
Escrow No.: 2017001435-WE
Escrow Officer: Wendy Easley
Closing Date: December 30, 2004

Buyer's Closing Statement

Item		Debits	Credits
Sales Price		79,000.00	
Deposit to Escrow			1,005.00
Deposit by Omega Trust and John Joshua Strawder	1,005.00		
Existing Loan with Countrywide Home Loans			61,147.24
Credit for funds paid outside escrow			2,662.76
Seller Carry Back Deed of Trust			15,150.00
R.E. Taxes (041-0026-017)			
Paid Outside Closing per Tax Collector			
1st Half 2004-2005 to Sacramento County Tax Collector			
$785.21			
Escrow Fees		318.00	
Additional Charges		39.76	
Additional Processing Fee -	39.76		
Notary Fees		20.00	
CLTA Standard Owner's [Bdr]		481.50	
Recording Fees		37.00	
Deed of Trust	27.00		
Deed	10.00		
County Transfer Tax		19.64	
City Transfer Tax		49.10	
Due To Buyer		0.00	
Total		$79,965.00	$79,965.00

The undersigned hereby certifies this document to be a true and correct copy of executed original
OLD REPUBLIC TITLE COMPANY
BY: _____

WE/we