

File No./Escrow No.: 575550
 Officer/Escrow Officer: Gail Torino

Stewart Title of Albuquerque, LLC
7801 Academy Road NE, Bldg. 1
Suite 101
Albuquerque, NM 87109
(505) 828-1700

Property Address: 1790 GRANDE BLVD. SE
 RIO RANCHO, NM 87124 (SANDOVAL)

Buyer: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF
 NEW MEXICO
 1 University of New Mexico
 MSC06-3595
 Albuquerque, NM 87131

Seller: LIFE ENHANCEMENT SPECIALISTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Settlement Date: 3/27/2020

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$1,300,000.00	Sale Price of Property	\$1,300,000.00	
		Prorations		
\$3,267.21		County Taxes 1/1/2020 to 3/27/2020 @ \$13,866.64/Year		\$3,267.21
	\$54.76	Owner's Association Dues (paid)	\$54.76	
		Payoffs		
\$1,062,313.75		Payoff of First Mortgage Loan		
		Commissions		
\$41,998.13		Real Estate Commission 3% + NMGRT @7.6875% to Colliers International		
\$41,998.13		Real Estate Commission 3% + NMGRT @ 7.6875 to CBRE, Inc.		
		Title Charges		
\$4,806.00		Title - Owner's Title Insurance (reissue savings \$534) to Stewart Title of Albuquerque, LLC		
\$801.00		Title - Survey Coverage (Owner's) Endorsement(s) to Stewart Title of Albuquerque, LLC		
		Title - NM 67 Access and Entry - (Owner's) Endorsement(s) to Stewart Title of Albuquerque, LLC	\$25.00	
		Title - NM 78 Same as Survey - (Owner's) Endorsement(s) to Stewart Title of Albuquerque, LLC	\$25.00	
\$50.00		Title - NM Mech Lien OP Expired Charge only Form STG Endorsement(s) to Stewart Title of Albuquerque, LLC		
		Title - Title Services Sales Tax - Buyer to Stewart Title of Albuquerque, LLC	\$67.93	
\$68.13		Title - Title Services Sales Tax - Seller to Stewart Title of Albuquerque, LLC		
\$862.50		Title - Settlement or closing fee to Stewart Title of Albuquerque, LLC	\$862.50	
\$2.50		Title - e Record Fee (Buyer/Borrower) to Stewart Title of Albuquerque, LLC		
\$100.00		Title - Commitment Fee to Stewart Title of Albuquerque, LLC (Stewart Title Guaranty for Remittance: \$20.00)		

		Government Recording and Transfer Charges			
\$25.00		Recording fees: Deed to Stewart Title of Albuquerque, LLC \$25.00			
		Additional Settlement Charges			
		Survey to Alpha Pro Surveying (POC \$1,292.25 by Buyer)			
\$15,159.54		Pay 2018 and 2019 Property Taxes to Life Enhancement Specialists, LLC, a New Mexico limited liability company			
\$188.45		HOA Transfer Fee to Gateway North Property Owners Association			
\$1,018.76		Jan, Feb, Mar Association Dues to Gateway North Property Owners Association			
Seller				Buyer	
Debit	Credit			Debit	Credit
\$1,172,659.10	\$1,300,054.76	Subtotals		\$1,301,035.19	\$3,267.21
		Due From Buyer			\$1,297,767.98
\$127,395.66		Due To Seller			
\$1,300,054.76	\$1,300,054.76	Totals		\$1,301,035.19	\$1,301,035.19

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

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 Stewart Title of Albuquerque, LLC to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

The Regents of the University of New Mexico, a body corporate of the State of New Mexico

Thomas Neale
By: Thomas Neale
Its: Director of Real Estate

SELLER(S)

Life Enhancement Specialists, LLC, a New Mexico limited liability company

By: Armin Foghi, Member

By: Boglarka Foghi, Member

SETTLEMENT COORDINATOR

Gail Torino