



## Fidelity National Title Agency, Inc.

1125 Executive Circle, Suite 200, Irving, TX 75038  
 Phone: (972)650-6848 | Fax: (972)650-6167

### SELLER'S STATEMENT

**Settlement Date:** December 22, 2021      **Escrow Number:** 9001312100938  
**Disbursement Date:** December 22, 2021      **Escrow Officer:** Kaitlyn Fossier  
**Buyer:** Investment Property Exchange Services, Inc., as Qualified Intermediary for Sudaya Investment LLC, a Texas limited liability company, under Exchange No. EX-10-27021-TT  
 4515 Meadow Hawk Drive  
 Arlington, TX 76005  
**Seller:** Nepali Cultural & Spiritual Center, a Texas nonprofit corporation  
 2016 W Grauwlyer Road  
 Irving, TX 75061  
**Property:** 2016 W Grauwlyer Road  
 Irving, TX 75061  
 Dallas County, Texas  
 Lot(s): 2A Block: A Parcel ID(s): 323867000A02A0000 323867000A02A9900

	\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>				
Contract sales price				1,500,000.00
<b>PRORATIONS/ADJUSTMENTS</b>				
Paid 2021 Property Taxes at \$2,360.58	12/22/21-01/01/22 (\$2,360.58 / 365 X 10 days)			64.67
2021 Property Taxes at \$2,355.02	Irving ISD		2,290.50	
	12/22/21-12/31/21 Buyer tax period			
	01/01/21-12/21/21 Seller tax period (\$2,355.02 / 365 X 355 days)			
<b>TITLE &amp; ESCROW CHARGES</b>				
State of Texas Policy Guaranty Fee	Texas Title Insurance Guaranty Association		2.00	
Owner's title insurance (65% to Patel Law Group/35% to FNT)	Fidelity National Title Agency, Inc.		7,740.00	
Escrow Fee	Patel Law Group, PLLC		750.00	
Recording Fees	Patel Law Group, PLLC		100.00	
Tax Certificate	Fidelity Title FBO National TaxNet		51.00	
Doc Prep	Patel Law Group, PLLC		150.00	
Policies to be issued:				
Owners Policy				
	Coverage: \$1,500,000.00 Premium: \$7,740.00 Version: Owner's Policy of Title Insurance (T-1) - 2014			
<b>MISCELLANEOUS CHARGES</b>				
Survey	Burns Surveying LLC			2,484.34

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<b>Subtotals</b>	13,567.84	1,500,064.67
<b>Balance Due TO Seller</b>	<b>1,486,496.83</b>	
<b>TOTALS</b>	1,500,064.67	1,500,064.67

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**SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:**

Seller's Statement

**APPROVED AND ACCEPTED**

The Seller's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorrations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller. In the event a Real Estate Agent negotiated the transaction such Agent may be furnished a copy of this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

**SELLER(S):**

Nepali Cultural & Spiritual Center, a Texas  
nonprofit corporation

BY:   
Binay K Aryal  
Chairperson

BY: \_\_\_\_\_  
Sirjana Sharma Dhakal  
Secretary

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
Fidelity National Title Agency, Inc.  
Settlement Agent

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