



*First American Title*

First American Title Company  
501 E. Olive Avenue  
Turlock, CA 95380  
(209)669-7950  
Fax - (866)891-2163

Nicholas R. Carter and Janice M. Carter  
555 Mozart Ct.  
Sunnyvale, CA 94087

May 04, 2015

Escrow No.: 5007-4885927 (kc)

Re:     Seller:     Nicholas R. Carter and Janice M. Carter  
          Buyer:     Robert Eugene Bettencourt, Jr.  
          Property:  Vacant Land  
                      Tuolumne, CA 95379

The closing of the above referenced transaction is now complete. For your records we enclose the following (If checks are included in this package, please negotiate as soon as possible):

- Check/Wire in the amount of \$2,525.32 (The check may not be included if alternative delivery instructions were provided at closing for this item.)
- Final HUD-I Statement and/or Settlement Statement
- Additional documents, if applicable

Keep these instruments secure as some of them **cannot** be replaced.

IF YOU RECEIVE A TAX BILL FOR GENERAL AND SPECIAL PROPERTY TAXES FROM THE COUNTY TAX COLLECTOR, PLEASE SEND THE TAX BILL DIRECTLY TO THE BUYER AT:

**Robert Eugene Bettencourt, Jr.**  
**2950 Porsche Strasse, Turlock, CA 95382**

**IF YOU RECEIVE A TAX BILL FOR SUPPLEMENTAL OR ESCAPED TAXES, IT IS YOUR RESPONSIBILITY TO PAY THIS BILL.**

Should you have any questions or need further assistance, please contact the undersigned. Thank you for working with First American Title Company. We look forward to serving you in the future.

Sincerely,

Kimberley Clardy  
Escrow Officer  
kclardy@firstam.com

kc/kc

First American helps you become your neighborhood expert. Learn more about your property at Eproperty Watch! [www.firstam.epropertywatch.com](http://www.firstam.epropertywatch.com)



*First American Title Company*

501 E. Olive Avenue • Turlock, CA 95380

Office Phone:(209)669-7950 Office Fax:(866)891-2165

*Seller's Final Settlement Statement*

<p><b>Property:</b> Vacant Land, Tuolumne, CA 95379</p> <p><b>Buyer:</b> Robert Eugene Bettencourt, Jr.  <b>Address:</b> 2950 Porsche Strasse, Turlock, CA 95382  <b>Seller:</b> Nicholas R. Carter, Janice M. Carter  <b>Address:</b></p>	<p><b>File No:</b> 5007-4885927  <b>Officer:</b> Kimberley Clardy/kc  <b>Settlement Date:</b> 05/04/2015  <b>Disbursement Date:</b> 05/04/2015  <b>Print Date:</b> 05/04/2015, 12:28 PM</p>
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Charge Description	Seller Charge	Seller Credit
<b>Consideration:</b>		
Total Consideration		3,500.00
<b>Prorations:</b>		
County Tax 05/01/15 to 07/01/15 @\$36.92/yr		6.17
<b>Title/Escrow Charges to:</b>		
Escrow Fee to First American Title Company	515.00	
Eagle Owners Policy to First American Title Company	435.00	
Record Deed to First American Title Company	27.00	
County Documentary Transfer Tax to First American Title Company	3.85	
<b>Disbursements Paid:</b>		
1st Installment 2014-2015 Tax to Tuolumne County Tax Collector	POC \$18.46	
2nd Installment 2014-2015 Tax to Tuolumne County Tax Collector	POC \$18.46	
<b>Cash (X To) ( From) Seller</b>	2,525.32	
<b>Totals</b>	3,506.17	3,506.17