

Core Title Group LLC
101 S. Sawatch Street, Suite 212
Colorado Springs, CO 80903
PHONE: 719-219-8500 FAX: 719-425-2725

PURCHASERS SETTLEMENT STATEMENT

SETTLEMENT DATE: May 15, 2024 CASE NO.: 998COR
PROPERTY ADDRESS: 179 Summit Road, Manitou Springs, CO 80829 DATE OF PRORATION: May 15, 2024

SELLER: Jeffrey S. Cole and Valerie J. Cole PURCHASER: Terri A. Rauh Revocable Trust

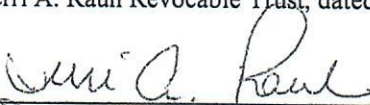
LEGAL DESCRIPTION: Crystal Park Sub No 2, County of El Paso, State of Colorado.


DESCRIPTION	DEBIT	CREDIT
Deposit		\$1,000.00
Sale Price of Property	\$69,750.00	
Title - RE Closing Fee to Core Title Group LLC	\$75.00	
HOA Membership Transfer Fee to Crystal Park Homeowners Association	\$175.00	
HOA Dues 5/15/2024 thru 5/31/2024	\$112.42	
Sub-totals	\$70,112.42	\$1,000.00
Due From Purchaser		\$69,112.42
TOTALS	\$70,112.42	\$70,112.42

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included CORE TITLE GROUP LLC assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

Purchaser
Terri A. Rauh Revocable Trust, dated August 5, 2005


Terri A. Rauh, Trustee



David C. Rauh, Trustee

RE/MAX Properties Inc.

Broker/Agent


Brad Secundy / Thomas Tempe Krieger

Closing Agent


Kyle Hackett, Core Title Group LLC

810 CRYSTAL PARK ROAD
MANITOU SPRINGS, CO 80829



OFFICE: (719) 685-9729
FAX: (719) 685-1883

April 26, 2024

Core Title Group, LLC
101 S. Sahwatch Street #212
Colorado Springs, CO 80903

Re: ***Status Letter for Crystal Park HOA Membership Transfer***
Membership Transfer From: Jeffrey S. Cole and Valerie J. Cole
Membership Transfer To: Terri A. Rauh and David C. Rauh
Crystal Park Address: Summit Road, Member Number: 317
Site Number: 179

Crystal Park HOA's records indicate that as of April 26, 2024, Jeffrey S. Cole and Valerie J. Cole, Membership #317, have a ***credit balance*** of (\$180.00) with the HOA. HOA dues are due on the first of each month as follows:

☐ Developed Site: **\$250.00** ☒ Undeveloped Site: **\$205.00**

A one-time membership transfer fee of **\$350.00** is also required by the Crystal Park Homeowners Association to transfer the park membership to the new owners.

Checks should be made payable to: Crystal Park Homeowners Association and mailed to:

**Crystal Park Homeowners Association
810 Crystal Park Road
Manitou Springs, CO 80829**

If you need additional information, please call the Crystal Park office at **719-685-9729**.

Sincerely,

Crystal Park HOA

Crystal Park Community

Certificate of Membership

This is to certify that

Joan Park

Is a member in good standing of the Crystal Park Community and is entitled to all the privileges of Membership pursuant to the by-laws of the Association.

CRYSTAL PARK

By Order of the Board of Directors

President

Attest

Beth Wall

Secretary

Membership No.

317

Date of Issue:

May 22, 2024