

File No./Escrow No.: SAMPLECT309192
Officer/Escrow Officer: Anna McKenzie

Canyon Title Company, LLC
1127 Auraria Parkway
Suite 101
Denver, CO 80204
(303) 831-7575



Property Address: 2062 SKYPAD WAY
DENVER, CO 80204 (DENVER)

Seller: THRIVE SELLER
2062 Skypad Way
Denver, CO 80204

Settlement Date: 6/22/2022
Disbursement Date: 6/22/2022

Description	Seller	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		\$555,555.00
Seller Concession	\$2,500.00	
Prorations		
County Taxes 1/1/2022 to 6/22/2022 @ \$3,000.00/Year	\$1,413.70	
June HOA Dues Proration 6/22/2022 to 7/1/2022 @ \$275.00/Month		\$82.50
Payoffs		
Payoff of First Mortgage Loan to Test Payoff Lender	\$321,123.32	
Payoff of Second Mortgage Loan to Test Payoff Lender	\$23,456.78	
Commissions		
Real Estate Commission to Test Listing Agent	\$17,777.76	
Real Estate Commission to Test Selling Agent	\$15,555.54	
Title Charges		
Title - Lender's Title Insurance to Canyon Title Company, LLC		
Title - Owner's Title Insurance to Canyon Title Company, LLC	\$2,013.00	
Title - Extended Coverage - Delete 1-4 Endorsement(s) to Canyon Title Company, LLC	\$75.00	
Title - Settlement or closing fee to Canyon Title Company, LLC	\$165.00	
Title - HOA Processing Fee to Canyon Title Company, LLC	\$100.00	
Additional Settlement Charges		
HOA Status Letter Fee to HOA Management Company	\$150.00	
Escrow for Water/Sewer to Denver Water	\$500.00	
	Debit	Credit
Subtotals	\$384,830.10	\$555,637.50
Due To Seller	\$170,807.40	
Totals	\$555,637.50	\$555,637.50

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 Canyon Title Company, LLC to cause the funds to be disbursed in accordance with this statement.

SELLER(S)

THRIVE SELLER

Test Listing Agent

SETTLEMENT COORDINATOR

Anna McKenzie

File No./Escrow No.: SAMPLECT309192
Officer/Escrow Officer: Anna McKenzie

Canyon Title Company, LLC
1127 Auraria Parkway
Suite 101
Denver, CO 80204
(303) 831-7575



Property Address: 2062 SKYPAD WAY
DENVER, CO 80204 (DENVER)

Borrower: THRIVE BUYER
1 Rocky Road
Boulder, CO 80301

Settlement Date: 6/22/2022
Disbursement Date: 6/22/2022

Description	Borrower	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$555,555.00	
Deposit		\$5,555.00
Seller Concession		\$2,500.00
Prorations		
County Taxes 1/1/2022 to 6/22/2022 @ \$3,000.00/Year		\$1,413.70
June HOA Dues Proration 6/22/2022 to 7/1/2022 @ \$275.00/Month	\$82.50	
New Loans		
Loan Amount		\$444,444.00
Our origination charge \$4,444.44	\$4,444.44	
Appraisal Fee to Appraisal Company	\$600.00	
Credit Report to Credit Report Company	\$50.00	
Tax service to Tax Service Company	\$85.00	
Flood Certification to Flood Cert Company	\$8.00	
Prepaid Interest (79.1476 per day from 6/22/2022 to 7/1/2022)	\$712.33	
Homeowner's Insurance Premium (12 mo.) to Homeowners Insurance Company	\$2,345.00	
Homeowner's Insurance \$195.42 per month for 2 mo.	\$390.84	
Property Taxes \$250.00 per month for 5 mo.	\$1,250.00	
Aggregate Adjustment	-\$0.01	
Processing Fee to to Test Mortgage Broker	\$500.00	
Underwriting Fee to to Test Lending	\$999.00	
Title Charges		
Title - Lender's Title Insurance to Canyon Title Company, LLC	\$575.00	
Title - ALTA 8.1 - Environmental Endorsement(s) to Canyon Title Company, LLC		
Title - ALTA 9 - Restrictions, Encroachments, Minerals (Purchase) Endorsement(s) to Canyon Title Company, LLC		
Title - Extended Coverage - Delete 1-4 (N/C) Endorsement(s) to Canyon Title Company, LLC		
Title - Closing Protection Letter to Fidelity National Title Insurance Company (Fidelity National Title Insurance Company: \$25.00)	\$25.00	
Title - Settlement or closing fee to Canyon Title Company, LLC	\$165.00	
Title - E-Recording Fee to Canyon Title Company, LLC	\$10.00	
Title - Loan Closing Fee to Canyon Title Company, LLC	\$450.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$28.00	\$28.00	
Mortgage \$153.00	\$153.00	
State Deed Tax/Stamps to Canyon E-Recording	\$55.56	
Additional Settlement Charges		
HOA Transfer Fee to HOA Management Company	\$250.00	
Home Warranty to Home Warranty Company	\$450.00	
	Debit	Credit
Subtotals	\$569,183.66	\$453,912.70
Due From Borrower		\$115,270.96
Totals	\$569,183.66	\$569,183.66

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 Canyon Title Company, LLC to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

THRIVE BUYER

Test Selling Agent

SETTLEMENT COORDINATOR

Anna McKenzie

TD-1000
Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer).

Questions 1, 2, 3 and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

-
1. Physical address and/or legal description of the real property sold: Please do not use P.O. Box numbers.
2062 Skypad Way, Denver, CO 80204
 2. Type of property purchased: Single Family Residential Townhome Condominium Multi-Use Res.
 Commercial Industrial Agricultural Mixed Use Vacant Land Other [Enter Data]
 3. Date of closing: June 22, 2022

Date of contract if different from date of closing: 05/27/2022
 4. Total sale price: Including all real and personal property. \$555,555.00
 5. List any personal property included in the transaction that materially impacts the sales price.
Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary). Yes No If yes, approximate value \$_____ Describe _____

- *If no personal property is listed, the entire purchase price will be assumed to be for the real property.
6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
 Yes No If yes, value \$_____
 - If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No
 7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
 Yes No If no, interest purchased _____%
 8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction. Yes No
 9. Please mark type of sale: Builder (new construction) Public (MLS or Broker Representation)
 Private (For Sale By Owner) Other (describe)
 10. Check any of the following that apply to the condition of the improvements at the time of purchase.
 New Excellent Good Average Fair Poor Salvage



TENANCY DISCLOSURE

File No. SAMPLECT309192

As part of your transaction you have selected how you would like to hold title on the property that you are purchasing. This document is for informational purposes only and is in no way legal advice. We encourage you to speak with an attorney if you have any questions about this information.

You are the buyer of 2062 Skypad Way, Denver, CO 80204 and you will hold title as Thrive Buyer, as Joint Tenants. Below is a description of the tenancy you have selected.

- In severalty: You are taking title as an individual person or entity. No other person or entity will be taking title with you at this time.
- As joint tenants: You are taking title together as joint tenants with equal rights and obligations to the property until one owner dies. Upon the death of an owner, that owner’s interest in the property passes to the surviving owner(s) without having to go through probate.
- As tenants in common: You are taking title together as tenants in common. Each owner has a separate and undivided interest in the property. Upon the death of one owner, the owner’s interest passes to the heirs through a probate proceeding. The deceased’s interest in the property is not automatically left to the surviving owner.

The undersigned, agrees to hold harmless, protect and indemnify Canyon Title Company, LLC from and against any and all criminal and/or civil liabilities, losses, damages, expenses and charges, including but not limited to attorney’s fees and expenses of litigation, which may occur as a result of any claim arising based upon the tenancy of the property.

Thrive Buyer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this June 22, 2022, by Thrive Buyer.

Witness my hand and official seal.

Notary Public
My commission expires: _____



UTILITY AGREEMENT

File No. SAMPLECT309192

This agreement is made and executed on June 22, 2022, with regard to the closing of 2062 Skypad Way, Denver, CO 80204. Both the Buyer(s) and Seller(s) fully understand that the Telephone Company, Electric Company, Internet Service Provider, Cable/Satellite TV Company and the present Hazard Insurance Agency will not be notified to disconnect or change of any services by Canyon Title Company, LLC, Escrow Agent.

The parties agree to the following:

\$ 500.00 Escrowed pending the final reading by the water department.

\$ _____ From _____ to _____ Flat rate water and/or sewer.

No amount is to be escrowed because the water/sewer are included in Homeowners Association Dues.

It is hereby agreed by the undersigned Buyer(s) and Seller(s) that Canyon Title Company, LLC will not request a final reading of the metered water and sewer account(s). It is understood that Canyon Title Company, LLC will not be prorating any water, sewer or storm water dues and no adjustment will be made between Buyer(s) and Seller(s) at settlement. The Seller(s) will be responsible for the final bill, Buyer(s) will be responsible for placing account in Buyer(s) name(s).

If the Escrow Agent has escrowed funds on a metered account, the Escrow Agent will pay any final bill and refund any monies in excess of the final bill to the appropriate party. In the event the final bill exceeds the escrowed amount, any additional charges are the responsibility of the appropriate party, and the Escrow Agent shall not be responsible for the payment of additional charges.

In the event of a flat rate proration, the Escrow Agent assumes no responsibility or liability if the figures were misquoted by the utility company. Adjustments needed after closing are to be made between the Buyer(s) and Seller(s).

This agreement is made and executed on _____.

Thrive Buyer

Thrive Seller



REAL ESTATE TAX/ASSESSMENT AGREEMENT

File No. SAMPLECT309192

It is hereby understood and agreed between the Buyer(s) and Seller(s) of property known as 2062 Skypad Way, Denver, CO 80204, that the taxes for the current year have been adjusted as of this date on the basis of:

Taxes for the calendar year immediately preceding closing.

The most recent assessment and mill levy:

2021 Assessed Value: \$44,555_

2021 Mill Levy: 111.22_

The above figures were obtained from the County Treasurer's and/or Assessor's Office and Canyon Title Company, LLC assumes no responsibility or any liability in the event the County misquoted the figures. Any further adjustments shall be made solely between the Buyer(s) and Seller(s), if necessary, and Canyon Title Company, LLC will not be responsible for this adjustment or any liability in connection therewith.

Estimate for current year's taxes have been prorated between the parties.

It is further agreed that the above adjustment shall be:

- A Final Settlement
- Adjusted between the Buyer(s) and Seller(s) as soon as the taxes have been billed by the County Treasurer.
- Adjusted between the Buyer(s) and the Seller(s) as to any changes in the unimproved land assessment or mill levy.

The Buyer(s) and Seller(s) assume responsibility for pursuing and make any adjustments. Canyon Title Company, LLC is released from any and all responsibility for said adjustment.

It is further understood and agreed between Buyer(s) and Seller(s) that:

- All special improvements and assessments by any governmental body or taxing authority for improvements now in are paid in full. Any special improvements now installed, but not assessed, are to be paid by Seller(s). Any adjustment shall be made between the Buyer(s) and Seller(s), if necessary, and the closing agent will not make or be responsible for this readjustment or any liability in connection therewith.

Thrive Buyer

Thrive Seller



HOMEOWNER'S ASSOCIATION ASSESSMENT DISCLOSURE

File No. SAMPLECT309192

It is hereby understood and agreed between the Buyer(s) and Seller(s) of property known as 2062 Skypad Way, Denver, CO 80204, that to the best of their knowledge and belief the following information is true and accurate.

The parties agree that per the purchase contract dated:

The referenced property does **NOT** belong to a Homeowner's Association.

If it is understood and agreed that the property does not belong to a Homeowner's Association and it is later discovered that in fact the property does belong to a Homeowner's Association, the Escrow Agent will not be responsible for any dues and/or fees. These dues and/or fees include but are not limited to current or past dues, transfer fees, status letter fees, late fees, recording fees and attorney fees. All dues and/or fees will be the responsibility of the appropriate party.

The referenced property does belong to a Homeowner's Association.

If the property does belong to a Homeowner's Association the Escrow Agent has requested a Homeowner's Association status letter and based upon the information provided by the Homeowner's Association Management Company, to the Escrow Agent, dues and/or fees have been collected. In the event that the status letter is incorrect, any additional charges are the responsibility of the appropriate party as stated in the purchase contract, and the Escrow Agent shall not be responsible for the payment of additional charges. It is also understood that if there is a sub-association that the Escrow Agent is not made aware of, the Escrow Agent is not responsible for the payment of any fees.

HOA Management Company: Sample HOA Management Company
Phone: (303) 303-3003

This agreement is made and executed on _____.

Thrive Buyer

Thrive Seller



AFFIDAVIT & AGREEMENT

File No. SAMPLECT309192

The undersigned, being the Buyer(s) and Seller(s) of the real property described in Paragraph 2 hereof, and being first duly sworn upon oath, depose(s) and say(s):

1. The representations, covenants and agreements contained herein are made by Seller(s) or Buyer(s) to induce Canyon Title Company, LLC to close the purchase transaction and to induce Alliant National Title Insurance Company to authorize its title insurance policies to be issued covering the property, and with full knowledge and intent that such representations, covenants and agreements be relied upon.
2. **PROPERTY:** The real property to which this affidavit and agreement relates is described as follows:
Bock 1, Lot 1, Sample Skyway Subdivision, County of Denver, State of Colorado
3. **PRICE:** That the full purchase price has been paid by said Buyer to said Seller.
4. **POSSESSION:** That the Buyer has or will take possession of the premises on or about 6/22/2022.
5. **NO CONVEYANCES/JUDGMENTS/ACTIONS:** No conveyance or instrument adversely affecting the title to the premises has been executed by Seller or to the knowledge of Seller or Buyer exist, and to the best knowledge and belief of the undersigned, no liens, suits, proceedings, judgments, collection actions, or decrees of any nature whatsoever exist that could adversely affect title to the premises which will survive the closing, or affecting the right, title or interest of any party therein, which are not shown in the commitment for title insurance relating to the premises.
6. **COVENANTS AND ENCROACHMENTS:** The undersigned know of no violation of any restrictive protective covenants or governmental restrictions relating to the Property, and they know of no encroachment of improvements onto any adjoining property or encroachment of improvements from any adjoining property onto the Property, except as described in Paragraph 11 hereof.
7. **PARTIES IN POSSESSION:** Seller knows of no parties in possession of or claiming possessory rights pertaining to the Property other than Seller, except as described in Paragraph 11 hereof.
8. **OUTSTANDING CONDITIONS:** Seller or Buyer knows of no outstanding conditional sale contract, security agreements, financing statements, retention of materials, fixtures, appliances, furnishings or equipment located on the Property, except as described in Paragraph 11 hereof
9. **MECHANICS' LIENS:** No construction or repair of improvements on or in the Property has been commenced or contracted for which has not been fully completed and fully paid for more than four full months prior to the execution hereof, except as described in Paragraph 11 hereof. There has been no architectural service or work of any kind, contracted for or otherwise ordered by the undersigned, paid or unpaid, which could establish a priority for any future mechanics' lien claimant. No claims have been made to Seller or Buyer or to any other person within the knowledge of Seller or Buyer on account of work done or materials furnished to the Property, except as described in Paragraph 11 hereof.
10. **INDEMNIFICATION:** In light of the foregoing facts, the undersigned, in consideration of the issuance by Canyon Title Company, LLC, of a policy of Title Insurance covering the said Property in the manner described by the undersigned, hereby promises, covenants and agrees to hold harmless, protect and indemnify Canyon Title Company, LLC, its underwriters, agents, employees and assigns, from and against those liabilities, losses, damages, expenses, and charges, including but not limited to attorney's fees and expenses of litigation, caused by any misrepresentation by Buyer or Seller, and any failure by Buyer or Seller to perform any covenant or agreement contained herein, including, but not limited to, any mechanics' or other statutory lien claims and/or liens for services, labor or materials contracted for the Property and used in connection with the construction of improvements located on said Property.



LIMITED POWER OF ATTORNEY - SELLER

File No. SAMPLECT309192

I/we, the undersigned, do(es) hereby appoint **Canyon Title Company, LLC**, its agents and employees, to be my/our attorney in fact and to act on my/our behalf only as to matters stated below.

SUBJECT TRANSACTION:

Seller: Thrive Seller
Property Address: 2062 Skypad Way, Denver, CO 80204
Legal Description: Bock 1, Lot 1, Sample Skyway Subdivision, County of Denver, State of Colorado

POWERS: In the event a clerical or typographical error is discovered on any document pertaining to this transaction, my attorney in fact (hereinafter referred to as "agent") is hereby authorized to correct such error and to initial, sign, and deliver as my act, any instrument which my agent determines to be necessary to effect the correction. Specifically, my agent may correct clerical and typographical errors as to the names of the parties, legal description, property address, and the date of any document, and is authorized to re-record documents. I understand and declare that any and all corrections made by my agent shall be as valid as if they had been initialed, signed, sealed and as delivered by me/us personally. I/we ratify whatsoever my agent shall lawfully do or cause to be done, as limited below, in the correction of clerical and typographical errors.

LIMITATIONS: My agent is not authorized to make any changes or corrections as to the interest rate stated on the deed of trust or promissory note, the amount of principal indebtedness stated on the deed of trust or promissory note, or the amount of consideration stated on the parties' deed(s).

This power of attorney shall not be affected by the disability of the principal.

Thrive Seller

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on June 22, 2022, by Thrive Seller.

Witness my hand and official seal.

Notary Public
My commission expires: _____

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CLOSING INSTRUCTIONS

Date: June 22, 2022

1. **PARTIES, PROPERTY.** Thrive Seller, Seller, and Thrive Buyer, Buyer, engage Canyon Title Company, LLC, Closing Company, who agrees to provide closing and settlement services in connection with the Closing of the transaction for the sale and purchase of the Property known as 2062 Skypad Way, Denver, CO 80204 and more fully described in the Contract to Buy and Sell Real Estate, dated 05/27/2022, including any counterproposals and amendments (Contract). The Buyer's lender may enter into separate closing instructions with the Closing Company regarding the closing of the Buyer's loan. All terms of the Contract are incorporated herein by reference. In the event of any conflict between this Agreement and the Contract, this Agreement controls, subject to subsequent amendments to the Contract or this Agreement.
2. **TITLE COMMITMENT, EXCEPTIONS AND POLICY.** **Closing Company Agrees** **Does Not** agree that: upon completion of a satisfactory title search and examination, it will furnish a Title Insurance Commitment; and it will issue a Title Insurance Policy provided that all requirements have been fulfilled. Closing Company **Agrees** **Does Not** agree to furnish copies of Exceptions.
3. **INFORMATION, PREPARATION.** Closing Company is authorized to obtain any information necessary for the Closing. Closing Company agrees to prepare, deliver and record those documents (excluding legal documents), and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.
4. **PREPARATION OF DOCUMENTS.** The Closing Company will prepare the necessary documents to carry out the terms and conditions of the Contract to include:
 - 1.1 **Deed.** If the deed required in the Contract is a special warranty deed, general warranty deed, bargain and sale deed (excluding a personal representative's or trustee's deed) or a quit claim deed, the deed will be prepared in accordance with the Contract by the Closing Company. However, if the Contract requires a different form of deed (e.g.: personal representative's deed or trustee's deed) or requires that the special warranty deed or general warranty deed list exceptions other than the "statutory exceptions" as defined in §38-30-113(5)(a), S.R.S., then the Buyer or Seller must provide the deed or written instructions for preparation of the deed to the Closing Company for Closing. For any Buyer or Seller provided deed or written instructions for preparation of the deed that requires a list of exceptions other than the "statutory exceptions", the Buyer and Seller will hold the Closing Company harmless for any causes of action arising out of the use of such deed. The parties acknowledge that the real estate broker working with either the Buyer or the Seller is not responsible for reviewing or approving any deed not prepared by the real estate broker.
 - 1.2 **Bill of Sale.** If the transaction includes the sale of personal property (i.e. within the Contract or a Personal Property Agreement) from the Seller to the Buyer, Seller and Buyer authorize Closing Company to prepare the bill of sale conveying the personal property from the Seller to the Buyer as their scrivener. The Buyer and Seller understand that the bill of sale is a legal document and it is recommended that it be reviewed and approved by their respective attorneys.
 - 1.3 **Closing Statement.** Closing Company will prepare and deliver accurate, complete and detailed closing statements to Buyer, Seller and the real estate brokers working with Buyer and seller. Closing Statements will be prepared in accordance with the Contract and written instructions from the Buyer, Seller, Lender or real estate brokers so long as such written instructions are not contrary to the Contract. If the written instructions are contrary to the Contract, the Buyer and Seller must execute an Agreement to Amend/Extend Contract.
5. **CLOSING FEE.** Closing Company will receive a fee of \$\$330.00 for providing closing and settlement services (Closing Fee).
6. **RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in §§ 10, 11 and 12.
7. **DISBURSER.** Closing Company shall disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before Closing. All parties agree that no one other than the disbursing party can assure that payoff of loans and other disbursements will actually be made.

8. **SELLER'S NET PROCEEDS.** Seller will receive the net proceeds of Closing as indicated: **Cashier's Check**, at Seller's Expense **Funds Electronically Transferred** (wire transfer) to an account specified by Seller, at Seller's expense **Closing Company's** trust account check.
9. **WIRE AND OTHER FRAUDS.** Wire and other frauds occur in real estate transactions. Anytime Buyer or Seller is supplying confidential information, such as social security numbers, bank account numbers, transferring or receiving funds, Buyer and Seller should provide the information in person or in another secure manner.
10. **FAILURE OF CLOSING.** If Closing or disbursement does not occur on or before Closing Date set forth in the Contract, Closing Company, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer shall be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.
11. **RETURN OF EARNEST MONEY.** Except as otherwise provided in § 12 (Earnest Money Dispute), if the Earnest Money is being held by Closing Company and has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Closing Company must release the Earnest Money as directed by written mutual instructions from the Buyer and the Seller. Such release of Earnest Money must be made within five days of Closing Company's receipt of the written mutual instructions signed by both Buyer and Seller, provided the Earnest Money check has cleared.
12. **EARNEST MONEY DISPUTE.** In the event of any controversy regarding the Earnest Money (notwithstanding any termination of the Contract), provided Closing Company is holding the Earnest Money, Closing Company is not required to take any action. Closing Company, at its option and sole subjective discretion, may: (1) await any proceeding, (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction and recover court costs and reasonable attorney and legal fees, or (3) provide notice to Buyer and Seller that unless Closing Company receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Closing Company's notice to the parties, Closing Company is authorized to return the Earnest Money to Buyer. In the event Closing Company does receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order, Closing Company must disburse the Earnest Money pursuant to the Order of the Court.
13. **SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions must be in writing and signed by Buyer, Seller and Closing Company.
14. **CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after Closing, Closing Company will submit any required Change in Ownership form or registration of existing well form to the Division of Water Resources in the Department of Natural Resources (Division), with as much information as is available. Closing Company is not liable for delaying Closing to ensure Buyer completes any required form.
15. **FIRPTA AND COLORADO WITHHOLDING.**
- 15.1. **FIRPTA.** Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to determine the Seller's foreign person status. If withholding is required, Seller authorized Closing Company to withhold any required amount from Seller's proceeds and remit to the Internal Revenue Service.
- 15.2. **Colorado Withholding.** Seller agrees to cooperate with Closing Company to provide any reasonably requested document to determine Seller's status. If withholding is required under Colorado law, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Colorado Department of Revenue.
16. **ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate Commission.) * **REFER TO CONTRACT AND/OR ADDENDUM(S)** *
17. **COUNTERPARTS.** This document may be executed by each party, separately, and when each party has executed a copy, such copies taken together shall be deemed to be a full and complete contract between the parties.
18. **BROKER'S COPIES.** Closing Company shall provide, to each broker in this transaction, copies of all signed documents that such brokers are required to maintain pursuant to the rules of the Colorado Real Estate Commission.

19. NOTICE, DELIVERY AND CHOICE OF LAW.

19.1. Physical Delivery. Any document, or notice to another party must be in writing, except as provided in § 19.2 and is effective when physically received by such party.

19.2. Electronic Notice. As an alternative to physical delivery, any notice may be delivered in electronic form to another party at the electronic address of the recipient by facsimile, email or _____.

19.3. Electronic Delivery. Electronic Delivery of documents and notices may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server, provided the recipient receives the information necessary to access the documents or (3) facsimile at the facsimile number (Fax No) of the recipient.

19.4. Choice of Law. These Closing Instructions and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

Dated this June 22, 2022

Thrive Buyer

Thrive Seller

Canyon Title Company, LLC: _____

BILL OF SALE

KNOW BY ALL THESE PRESENT, that Thrive Seller, of the County of Denver, State of Colorado, Seller(s), for and in consideration of Ten Dollars and other valuable consideration, to him in hand paid, at or before the ensembling of or delivery of these presents by Thrive Buyer, of the County of Boulder, in the State of Colorado, Buyer(s), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents grants and conveys unto the said Buyer(s), his personal representatives, successors and assigns, the following property, goods and chattels, to wit:

The Purchase Price includes the following items (**Inclusions**):

(a) **Inclusions - Attached.** If attached to the Property on the date of the purchase contract, the following items are included unless excluded under Exclusions: lighting, heating, plumbing, ventilating, and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including [Enter Data] remote controls). If checked, the following are owned by the Seller and included: None Solar Panels Water Softeners Security Systems Satellite Systems (including satellite dishes). If any additional items are attached to the Property after the date of the Contract, such additional items are also included in the purchase price.

(b) **Inclusions – Not Attached.** If on the Property whether attached or not, on the date of the Contract, the following items are included unless excluded under Exclusions: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

(c) **Personal Property – Conveyance.** Any personal property must be conveyed at Closing by seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except N/A.

(d) **Other Inclusions.** The following items, whether fixtures or personal property, are also included in the Purchase Price: Washer, Dryer, Dishwasher, Rosey the Robot.

(e) **Parking and Storage Facilities.** The use or ownership of the following parking facilities: N/A; and the use or ownership of the following storage facilities: N/A.

Exclusions. The following items are excluded: Seller’s Personal Items.

Located at 2062 Skypad Way, Denver, CO 80204

TO HAVE AND TO HOLD the same unto the said Buyer(s), his personal representatives, successors and assigns, forever. The said Seller(s) covenants and agrees to and with the Buyer(s), his personal representatives, successors and assigns, to WARRANT AND DEFEND the sale of said property, goods and chattels, against all and every person or persons whomever. When used herein the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Seller(s) has executed this Bill of Sale on this June 22, 2022.

Thrive Seller

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on June 22, 2022, by
Thrive Seller.

Witness my hand and official seal.

Notary Public
My commission expires: _____

EXHIBIT A

The land referred to in this Commitment is situated in the County of Denver, State of Colorado and is described as follows:

Block 1, Lot 1, Sample Skyway Subdivision, County of Denver, State of Colorado

Property address (for
information only):
2062 Skypad Way
Denver, CO 80204

Parcel
ID/Schedule No:
11111111-1

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and make a "true" response to assurances (1) through (5) in Part II and a "true" or n/a" in assurance (6), no information reporting to the seller or the Internal Revenue Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

PART I. Seller Information

- 1. Name: Thrive Seller
2. Address or legal description or residence being sold or exchanged: 2062 Skypad Way, Denver, CO 80204
3. Taxpayer Identification Number (TIN or SSN): 999-99-9998

PART II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true," "false," or "not applicable for assurance (6).

- True False (1) I owned and used the residence as the seller's principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
(3) No portion of the residence has been used for business or rental purposes after May 6, 1997, by the seller (or by the seller's spouse or former spouse, if the seller was married at any time after May 6, 1997).
(4) At least one of the following three statements applies:
The sale or exchange is of the entire residence for \$250,000.00 or less.
OR
I am married, the sale or exchange is of the entire residence for \$500,000.00 or less, and the gain on the sale or exchange of the entire residence is \$250,000.00 or less.
OR
I am married, the sale or exchange is of the entire residence for \$500,000.00 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
(5) During the 5-year period ending on the date of the sale or exchange of the residence, the seller did not acquire the residence in an exchange to which section 1031 applied.
T F N/A (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

PART III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Thrive Seller

Date:

Forwarding Address: _____

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A
PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and make a "true" response to assurances (1) through (5) in Part II and a "true" or n/a" in assurance (6), no information reporting to the seller or the Internal Revenue Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

PART I. Seller Information

1. Name:
2. Address or legal description or residence being sold or exchanged: 2062 Skypad Way, Denver, CO 80204
3. Taxpayer Identification Number (TIN or SSN): 999-99-9999

PART II. Seller Assurances

True False N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | (1) | I owned and used the residence as the seller's principal residence for periods aggregating 2 years or more during the 5- year period ending on the date of the sale or exchange of the residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | (2) | I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence |
| <input type="checkbox"/> | <input type="checkbox"/> | (3) | No portion of the residence has been used for business or rental purposes after May 6, 1997, by the seller (or by the seller's spouse or former spouse, if the seller was married at any time after May 6, 1997). |
| <input type="checkbox"/> | <input type="checkbox"/> | (4) | At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000.00 or less.

<u>OR</u>

I am married, the sale or exchange is of the entire residence for \$500,000.00 or less, and the gain on the sale or exchange of the entire residence is \$250,000.00 or less.

<u>OR</u>

I am married, the sale or exchange is of the entire residence for \$500,000.00 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | (5) | During the 5-year period ending on the date of the sale or exchange of the residence, the seller did not acquire the residence in an exchange to which section 1031 applied. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence. |

PART III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange

Date: _____

INFORMATION FOR REAL ESTATE 1099-S REPORT FILING

THIS MUST BE COMPLETED IF YOU ANSWERED "FALSE" TO ANY OF THE QUESTIONS ON THE FOREGOING QUESTIONNAIRE, OR IF THIS IS NOT THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE.

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1996, requires the reporting of certain information on every real estate transaction. From the information you provide below, a form 1099-S will be produced, and a copy will be furnished to the IRS and to you no later than January 31st of the next year. If you fail to furnish adequate information (in particular, a taxpayer ID number), then you will be subject to all IRS Regulations, including the possibility withholding twenty percent (20%) of the contract sales price.

SELLER INFORMATION:

Name: Thrive Seller
Mailing Address: 999999 Future Avenue, Future City, IL 62914
Social Security or Tax ID Number: 999-99-9998

The information above is correct, no changes.

Corrections:

Name:
Mailing Address: 999999 Future Avenue, Future City, IL 62914
Social Security or Tax ID Number: 999-99-9999

The information above is correct, no changes.

Corrections:

TRANSACTION INFORMATION

Closing Date: June 22, 2022
Property Address or Legal Description: 2062 Skypad Way, Denver, CO 80204
Gross Proceeds (Contract Sales Price): \$555,555.00
Allocation of Gross Proceeds: _____%

Transferor received or will receive other property or services as part of the consideration: Yes
 No

Transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust):
 Yes No

Under penalty of perjury, I certify that I am a U.S. person or U.S. resident alien, and the number shown on this statement is my correct taxpayer identification number.

Date: _____

Thrive Seller



Information with Respect to a Conveyance of a Colorado Real Property Interest

1. Transferor's Last Name Seller		First Name Thrive		Middle Initial
Address 999999 Future Avenue		City Future City	State IL	Zip 62914
Spouse's Last Name (if applicable)		First Name		Middle Initial
Address 999999 Future Avenue		City Future City	State IL	Zip 62914
2. Transferor is (check one): <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Estate <input type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Other (specify)			If other, please specify:	
3. SSN 999-99-9998		Colorado Account Number		4. FEIN
5. Type of property sold SFR			6. Date of closing (MM/DD/YY) 6/22/2022	
7. Address or legal description of property sold 2062 Skypad Way		City Denver	State CO	Zip 80204
8. Selling price of the property			\$555,555.00	
9. Selling price of this transferor's interest			\$555,555.00	
10. If Colorado tax was withheld, check this box <input type="checkbox"/>			<input type="checkbox"/>	
11. Amount of tax withheld			\$0.00	
12. If withholding is not made, give reason (check one):				
a. Affirmation of Colorado residency signed				<input type="checkbox"/>
b. Affirmation of permanent place of business signed				<input type="checkbox"/>
c. Affirmation of principal residence signed				<input type="checkbox"/>
d. Affirmation of partnership signed				<input type="checkbox"/>
e. Affirmation of no tax reasonably estimated to be due to no gain on sale signed				<input type="checkbox"/>
f. No net proceeds				<input type="checkbox"/>
13. Title Insurance Company Canyon Title Company, LLC			Phone Number (303)831-7575	
Address 1127 Auraria Parkway, Suite 101		City Denver	State CO	Zip 80204
File this form together with DR 1079, if applicable, within 30 days of the closing date with the Colorado Department of Revenue Denver, CO 80261-0005				



Affirmation of Colorado Residency

I (we) hereby affirm that I am (we are) the transferor(s) or the fiduciary of the transferor of the property described on this DR 1083 and that as of the date of closing I am (we are) or the estate or the trust is a resident of the State of Colorado.

Signed under the penalty of perjury

Signature of transferor or fiduciary	Date (MM/DD/YY)
Spouse's signature (if applicable)	Date (MM/DD/YY)

Affirmation of Permanent Place of Business

I hereby affirm that the transferor of the property described on this DR 1083 is a corporation which maintains a permanent place of business in Colorado.

Signed under the penalty of perjury.

Signature of corporate officer	Date (MM/DD/YY)
--------------------------------	-----------------

Affirmation of Sale by Partnership

I hereby affirm that the transfer of property described on this DR 1083 was sold by an organization defined as a partnership under section 761(a) of the Internal Revenue Code and required to file an annual federal partnership return of income under section 6031(a) of the Internal Revenue Code.

Signed under the penalty of perjury.

Signature of general partner	Date (MM/DD/YY)
------------------------------	-----------------

Affirmation of Principal Residence

I hereby affirm that I am (we are) the transferor(s) of the property described on this DR 1083 and immediately prior to the transfer it was my (our) principal residence which could qualify for the exclusion of gain provision of section 121 of the Internal Revenue Code.

Signed under the penalty of perjury.

Signature of transferor	Date (MM/DD/YY)
Spouse's signature if applicable	Date (MM/DD/YY)

Affirmation of No Reasonably Estimated Tax to be Due

I hereby affirm that I am (we are) the transferor(s) or an officer of the corporate-transferor or a fiduciary of the estate or trust-transferor of the property described on the front side of this form, and I (we) further affirm that there will be no Colorado income tax reasonably estimated to be due on the part of the transferor(s) as a result of any gain realized on the transfer.

Please understand before you sign this affirmation that nonresidents of Colorado are subject to Colorado tax on gains from the sale of Colorado real estate to the extent such gains are included in federal taxable income.

Signed under the penalty of perjury.

Signature of transferor, officer or fiduciary	Date (MM/DD/YY)
Spouse's signature if applicable	Date (MM/DD/YY)



REV. 1.20.2011

FACTS	WHAT DOES CANYON TITLE COMPANY, LLC DO WITH YOUR PERSONAL INFORMATION?
WHY?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do
WHAT?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> ■ Social Security number and ■ Account Numbers and information ■ Personal identifying information When you are no longer our customer, we continue to share your information as described in this notice.
HOW?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Canyon Title Company chooses to share; and whether you can limit this sharing

Reasons we can share your personal information	Does Canyon Title Company Share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	No	No
For joint marketing with other financial companies	No	No
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Who We Are	
Who is providing this notice?	Canyon Title Company, LLC

What We Do	
How does Canyon Title Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Canyon Title Company collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ■ Open a new escrow or title order, or ■ Provide loan payoff information, or ■ Provide documentation for identification reasons We also collect personal information from others, such as your lenders, bank and other companies and representatives
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> ■ Sharing for affiliates' everyday business purposes-information about your creditworthiness ■ Affiliates from using your information to market to you ■ Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

Thrive Buyer

Thrive Seller



Seller's Funds Instructions

File Number: SAMPLECT309192
Property Address: 2062 Skypad Way, Denver, CO 80204
Settlement Date: June 22, 2022

Please complete the following information to assist us in accommodating your needs when we finalize this transaction.

IF YOU ARE RECEIVING MONEY FROM THIS TRANSACTION:

- I would like my proceeds in the form of a check.
- I would like my funds wired pursuant to the following instructions:

Bank Name: _____

Bank Phone Number: _____

ABA/Routing No. _____

(Please confirm with your banking institution the correct routing number for wire transfers)

Acct. No. _____

Acct. Name(s) _____

Canyon Title is committed to keeping your money safe from fraud! WE have partnered with CertifID to help protect the transfer of your money.

REQUIRED! Please complete the following so that we may validate your wiring instructions prior to initiating your wire transfer:

Mobile Phone Number: _____

Email Address: _____

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE IN ORDER TO PROCESS A WIRE TRANSFER
**** Please note that wired funds may not post to your bank account the same day.****

I hereby authorize Canyon Title Company, LLC to disburse my proceeds in the manner stated above.

Thrive Seller

Canyon Title is protecting you from wire fraud by using CertifID.



We want to keep you safe and help protect the transfer of your money.

Is wire fraud really that serious?





“Wire transfers continue to be the most frequently reported payment method for fraud with a reported aggregate loss of \$439 million.”

Source: Federal Trade Commission: 2019 Consumer Sentinel Report



Be confident knowing your money is safe.

HOW IT WORKS:

-  1. Receive an email and text from CertifID.
-  2. Validate your identity.
-  3. Review optional, additional protection.
-  4. View secure wire instructions.

WWW.CERTIFID.COM — SUPPORT@CERTIFID.COM



ARE YOU A BUYER?

Look for the option to purchase CertifID's Money Protection Plan. This optional coverage provides:

Recovery Assistance

Our team of experts will assist you with recovering any stolen money by contacting financial institutions and coordinating with law enforcement on your behalf.

Dedicated Support

Dedicated team to communicate with you and monitor the progress of the return of your money.

For more information, visit:
certifid.com/solutions/money-protection-plan

Warning: Don't get tricked at the last minute.

Cybercriminals may attempt to steal your money transfer. Fraudsters hack emails, impersonate title companies and spoof your real estate agent or lender in an effort to trick you or your title company into sending funds to a fraudulent bank account. Do not trust any wiring information unless it comes through CertifID. If you receive any form of communication with new or revised instructions, visit your title company in person or call them on a number that you get through a trusted search engine.



BUYER INFORMATION SHEET

**** PLEASE COMPLETE AND/OR CORRECT ALL INFORMATION BELOW****

File Number: SAMPLECT309192
Property Address: 2062 Skypad Way
Settlement Date: June 22, 2022

Buyer(s) Name: Thrive Buyer

Buyer(s) Email Address*:

** Your Email address is required so that your Owners Title Policy can be delivered to you.*

Buyer(s) Contact Number:

Mailing Address if different than property address:

The above information is complete and correct.

Thrive Buyer



SELLER INFORMATION SHEET

**** PLEASE COMPLETE AND/OR CORRECT ALL INFORMATION BELOW****

File Number: SAMPLECT309192
Property Address: 2062 Skypad Way, Denver, CO 80204
Settlement Date: June 22, 2022

Seller(s) Name: Thrive Seller

Seller(s) Email Address:

Seller(s) Contact Number: (999) 111-2222

Forwarding Address ***VERY IMPORTANT!***

The above information is complete and correct.

Thrive Seller



General Closing Instructions

File Number: SAMPLECT309192
Property Address: 2062 Skypad Way, Denver, CO 80204
Settlement Date: June 22, 2022

In accordance with Colorado Division of Insurance Regulation 8-1-2, title entities performing closing and settlement services are to receive and follow written closing instructions from all parties to the transaction regarding the performance of settlement services.

Canyon Title Company, LLC has the responsibility to perform the necessary functions from the below list of defined settlement services that are required to be completed by Canyon Title Company, LLC. NOTE: Not all services will be performed by Canyon Title Company, LLC.

“Settlement service” means any service provided in connection with a real estate settlement.

“Settlement services” include, but are not limited to, the following:

- (a) Title searches;
- (b) Title examinations;
- (c) The provision of title certificates;
- (d) Title insurance;
- (e) Services rendered by an attorney;
- (f) The preparation of title documents;
- (g) Property surveys;
- (h) The rendering of credit reports or appraisals;
- (i) Pest and fungus inspections;
- (j) Services rendered by a real estate broker;
- (k) Services rendered by a real estate appraiser;
- (l) Home inspection services;
- (m) The origination of a loan;
- (n) The taking of a loan application;
- (o) Processing of a loan;
- (p) Underwriting and funding of a loan;
- (q) Escrow handling services;
- (r) The handling of the processing; and
- (s) Closing of settlement.

I do hereby acknowledge that I/We have been made aware of these responsibilities.

Thrive Buyer

Thrive Seller



CONGRATULATIONS ON YOUR CLOSING!

What's next?

Canyon Title has partnered with DigitalDocs to safely and securely store your important closing documents!

You will soon be receiving an email from DigitalDocs with your unique link to access your document portal.

Simply keep the file number from this transaction handy so that you can register:

FILE NUMBER: SAMPLECT309192

- Once registered, you will be able to access your documents for as long as you wish.
- As a Canyon Title customer, you will be upgraded with an additional 2G of storage space for your personal use, on us!
- You will periodically receive additional email communication from DigitalDocs with valuable information about your property and the real estate market.

Thank you for your trust! We know you have a choice for your title company, we are grateful you chose us!

Canyon Title Company, LLC

Payoff Transmittal

6/21/2022

To: Test Payoff Lender
Attention: MORTGAGE PAYOFF DEPARTMENT
Your Loan Number: 223344
File Number: SAMPLECT309192
Property Address: 2062 Skypad Way, Denver, CO 80204
Borrower's Name: Thrive Seller
999999 Future Avenue
Future City, IL 62914
Reference: Payoff of loan number 223344

TO WHOM IT MAY CONCERN:

Enclosed please find a check in the amount of \$23,456.78 for payment in full and termination of the encumbrance held by your company. If no check is enclosed, a wire transfer has been sent for payment in full.

REVOLVING LINE OF CREDIT INSTRUCTIONS

If this is a revolving credit/equity line of credit account, I/we, the undersigned borrower(s), hereby authorize you to close this account. We hereby acknowledge that there are no outstanding draws or checks against this line of credit and understand that we will be held responsible for any draws or checks still outstanding as of the date of payoff.

SHORTAGE INSTRUCTIONS

I/we, the undersigned, hereby instruct you to apply any remaining escrow monies to any payoff shortage after posting the enclosed check. In the event these sums are still insufficient to pay in full all sums due for any reason, do not return this check. I/we, the undersigned, hereby direct you to apply the enclosed check as a payment/principal reduction against all sums due and acknowledge that I/we are responsible for all additional amounts due. Thereafter, please call Canyon Title Company, LLC at (303) 831-7575 to advise and prepare and fax a new payoff statement to Canyon Title Company, LLC at (303) 831-7585 setting forth any remaining balance due.

Your failure to immediately notify our office will release and discharge Canyon Title Company, LLC of any responsibility for any funds due and payable as a result of the shortage, including any excess interest and other related expenses.

Please forward any loan documents, except the original reconveyance/release/satisfaction instrument, and the balance of any escrow monies or overpayments to the borrowers at their address shown in your records. All release/satisfaction documents should be forwarded to the appropriate county for recording.

Please reference our file number shown above on any correspondence.

Your prompt attention is greatly appreciated.

Sincerely,
Anna McKenzie
Canyon Title Company, LLC
(720) 838-2161
Anna.McKenzie@CanyonTitle.com

Thrive Seller

Canyon Title Company, LLC

Payoff Transmittal

6/21/2022

To: Test Payoff Lender
Attention: MORTGAGE PAYOFF DEPARTMENT
Your Loan Number: 112233
File Number: SAMPLECT309192
Property Address: 2062 Skypad Way, Denver, CO 80204
Borrower's Name: Thrive Seller
999999 Future Avenue
Future City, IL 62914
Reference: Payoff of loan number 112233

TO WHOM IT MAY CONCERN:

Enclosed please find a check in the amount of \$321,123.32 for payment in full and termination of the encumbrance held by your company. If no check is enclosed, a wire transfer has been sent for payment in full.

REVOLVING LINE OF CREDIT INSTRUCTIONS

If this is a revolving credit/equity line of credit account, I/we, the undersigned borrower(s), hereby authorize you to close this account. We hereby acknowledge that there are no outstanding draws or checks against this line of credit and understand that we will be held responsible for any draws or checks still outstanding as of the date of payoff.

SHORTAGE INSTRUCTIONS

I/we, the undersigned, hereby instruct you to apply any remaining escrow monies to any payoff shortage after posting the enclosed check. In the event these sums are still insufficient to pay in full all sums due for any reason, do not return this check. I/we, the undersigned, hereby direct you to apply the enclosed check as a payment/principal reduction against all sums due and acknowledge that I/we are responsible for all additional amounts due. Thereafter, please call Canyon Title Company, LLC at (303) 831-7575 to advise and prepare and fax a new payoff statement to Canyon Title Company, LLC at (303) 831-7585 setting forth any remaining balance due.

Your failure to immediately notify our office will release and discharge Canyon Title Company, LLC of any responsibility for any funds due and payable as a result of the shortage, including any excess interest and other related expenses.

Please forward any loan documents, except the original reconveyance/release/satisfaction instrument, and the balance of any escrow monies or overpayments to the borrowers at their address shown in your records. All release/satisfaction documents should be forwarded to the appropriate county for recording.

Please reference our file number shown above on any correspondence.

Your prompt attention is greatly appreciated.

Sincerely,
Anna McKenzie
Canyon Title Company, LLC
(720) 838-2161
Anna.McKenzie@CanyonTitle.com

Thrive Seller