



Alliance Title & Escrow Corp.
78 N Main St., Driggs, ID 83422 (208) 354-2285

File Number: 199557
Sales Price: \$150,000.00
Close Date: 9/23/2013
Disbursement Date: 9/23/2013

COMBINED CLOSING STATEMENT

Type: Escrow and Title - Purchase

Property: APPROX., 8000 HWY 33
VICTOR, ID 83455 (TETON)
(RP B07000000020 A, RP B07000000030 A, RP B07000000040 A, RP B07000000050 A)

Buyer(s): MOHAMMAD ABDELRAHIM ELABED
PO BOX 2945
Idaho Falls, ID 83403

Seller(s): ROBERT E. TARDIF, JR. AS TRUSTEE FOR THE CHARTER 7 BANKRUPTCY
ESTATES OF ULRICH FELIX ANTON ENGLER AND PRIVATE COMMERCIAL OFFICE,
INC.
1533 Hendry Street
Suite 100
Fort Myers, FL 33901

Description	Buyer		Seller	
	Debit	Credit	Debit	Credit
Deposits, Credits, Debits				
Contract sales price	\$150,000.00			\$150,000.00
Deposit or Earnest Money		\$10,000.00		
Delinquent Taxes Lot 2 to Teton County Treasurer			\$3,720.62	
Delinquent Taxes Lot 3 to Teton County Treasurer			\$4,650.70	
Delinquent Taxes Lot 4 to Teton County Treasurer			\$8,891.04	
Delinquent Taxes Lot 5 to Teton County Treasurer			\$3,720.62	
Delinquent Taxes Lot 6 to Teton County Treasurer			\$3,720.62	
Earnest money retained by West Group Real Estate				
Disbursed as proceeds (\$10,000.00)				
Prorations				
County taxes 1/1/2013 to 9/23/2013 @ \$8,668.40/Year		\$6,293.50	\$6,293.50	
Commissions				
\$4,500.00 to Grand Targhee Realty				
\$4,500.00 to West Group Real Estate				
Commission paid at Settlement			\$9,000.00	
Title Charges				
Owner's coverage \$150,000.00 Premium \$831.00 to Alliance Title & Escrow Corp.			\$831.00	
Settlement or closing fee to Alliance Title & Escrow Corp. \$505.00	\$252.50		\$252.50	
Courier 1109 Fee to Alliance Title & Escrow Corp. \$0.00			\$40.00	
Wire Fee to Alliance Title & Escrow Corp. \$0.00			\$20.00	
Reconveyance Fee to Alliance Title & Escrow Corp. \$0.00			\$75.00	
Government Recording and Transfer Charges				
Recording fees: Deed \$18.00	\$18.00			
Totals	\$150,270.50	\$16,293.50	\$41,215.60	\$150,000.00

Balance Due FROM Buyer: \$133,977.00

Balance Due TO Seller: \$108,784.40

APPROVED AND ACCEPTED

BUYER(S)

MOHAMMAD ABDELRAHIM ELABED

SELLER(S)

Robert E. Tardif, Jr. as Trustee for the Charter 7 Bankruptcy Estates of Ulrich Felix Anton Engler and Private Commercial Office, Inc.

By: Robert E Tardif, Jr.
Trustee in Bankruptcy of Ulrich Felix Anton Engler

SETTLEMENT COORDINATOR

Patricia Nickell-Zimmerman



Alliance Title & Escrow Corp.
78 N Main St., Driggs, ID 83422 (208) 354-2285

File Number: 199557
Sales Price: \$150,000.00
Close Date: 9/26/2013
Disbursement Date: 9/26/2013

COMBINED CLOSING STATEMENT

Type: Escrow and Title - Purchase

Property: APPROX., 8000 HWY 33
VICTOR, ID 83455 (TETON)
(RP B07000000020 A, RP B07000000030 A, RP B07000000040 A, RP B07000000050 A)

Buyer(s): MOHAMMAD ABDELRAHIM ELABED
PO BOX 2945
Idaho Falls, ID 83403

Seller(s): ROBERT E. TARDIF, JR. AS TRUSTEE FOR THE CHARTER 7 BANKRUPTCY
ESTATES OF ULRICH FELIX ANTON ENGLER AND PRIVATE COMMERCIAL OFFICE,
INC.
1533 Hendry Street
Suite 100
Fort Myers, FL 33901

Description	Buyer		Seller	
	Debit	Credit	Debit	Credit
Deposits, Credits, Debits				
Contract sales price	\$150,000.00			\$150,000.00
Deposit or Earnest Money		\$10,000.00		
Delinquent Taxes Lot 2 to Teton County Treasurer			\$3,722.74	
Delinquent Taxes Lot 3 to Teton County Treasurer			\$4,653.36	
Delinquent Taxes Lot 4 to Teton County Treasurer			\$8,895.98	
Delinquent Taxes Lot 5 to Teton County Treasurer			\$3,722.74	
Delinquent Taxes Lot 6 to Teton County Treasurer			\$3,722.74	
Earnest money retained by West Group Real Estate				
Disbursed as proceeds (\$10,000.00)				
Prorations				
County taxes 1/1/2013 to 9/26/2013 @ \$8,668.40/Year		\$6,364.74	\$6,364.74	
Commissions				
\$4,500.00 to Grand Targhee Realty				
\$4,500.00 to West Group Real Estate				
Commission paid at Settlement			\$9,000.00	
Title Charges				
Owner's coverage \$150,000.00 Premium \$831.00 to Alliance Title & Escrow Corp.			\$831.00	
Settlement or closing fee to Alliance Title & Escrow Corp. \$505.00	\$252.50		\$252.50	
Courier 1109 Fee to Alliance Title & Escrow Corp. \$0.00			\$40.00	
Wire Fee to Alliance Title & Escrow Corp. \$0.00			\$20.00	
Reconveyance Fee to Alliance Title & Escrow Corp. \$0.00			\$75.00	
Government Recording and Transfer Charges				
Recording fees: Deed \$18.00	\$18.00			
Totals	\$150,270.50	\$16,364.74	\$41,300.80	\$150,000.00

Balance Due FROM Buyer: \$133,905.76

Balance Due TO Seller: \$108,699.20

APPROVED AND ACCEPTED

BUYER(S)

MOHAMMAD ABDELRAHIM ELABED

SELLER(S)

Robert E. Tardif, Jr. as Trustee for the Charter 7 Bankruptcy Estates of Ulrich Felix Anton Engler and Private Commercial Office, Inc.

By: Robert E Tardif, Jr.
Trustee in Bankruptcy of Ulrich Felix Anton Engler

SETTLEMENT COORDINATOR

Patricia Nickell-Zimmerman