



**First American Title Insurance Company  
National Commercial Services**

25 West Main Street, Suite 400 • Madison, WI 53703

Office Phone:(608)204-7409 Office Fax:(608)204-7414

**Settlement Statement**

**File No:** NCS-1133953-MAD  
**Escrow Officer:** Allison Cripps/AC  
**Estimated Settlement Date:** 11/23/2022  
**Disbursement Date:**

**Property:**  
 1650 Pankratz Street Unit Land, Madison, WI 53704

**Buyer:**  
 South Central Library System

**Seller:**  
 Corben Lakeland, LLC

Buyer Charge	Buyer Credit	Description	Seller Charge	Seller Credit
		<b>Consideration</b>		
2,050,000.00		<b>Total Consideration</b>		2,050,000.00
		<b>Deposits In Escrow</b>		
	10,000.00	Receipt No. 16063047 on 07/01/2022 by South Central Library System		
		<b>Prorations</b>		
	31,893.21	2022 Taxes - 251/0810-311-0396-4 01/01/22 to 11/23/22 @ \$35,708.65/yr	31,893.21	
		<b>Payoff Loan(s)</b>		
		<b>Lender: WoodTrust Bank, N.A.</b>		
		Principal Balance - PLACEHOLDER	1.00	
		<b>Title/Escrow Charges</b>		
250.00		Closing-Escrow Fee to First American Title Insurance Company National Commercial Services	250.00	
		Policy-Standard ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services	2,438.00	
		[ALTA 39] Policy Authentication to First American Title Insurance Company National Commercial Services	0.00	
		[WI - GAP] GAP Coverage Commitment -WI to First American Title Insurance Company National Commercial Services	150.00	
		[ALTA 13] Leasehold - Owner's Policy to First American Title Insurance Company National Commercial Services	0.00	
30.00		Record Assignment of Lease and Approval of Assignment		
5.00		Recording Service Fee to First American Title Insurance Company National Commercial Services		
	2,008,391.79	<b>Cash (X From) ( To) Buyer</b>		
		<b>Cash (X To) ( From) Seller</b>	2,015,267.79	
2,050,285.00	2,050,285.00	<b>Totals</b>	2,050,000.00	2,050,000.00

## *Settlement Statement*

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PLEASE NOTE: A modification of money-transfer or disbursement instructions can be a red flag for Online Banking Fraud and could be a trap for the unwary. Should we knowingly receive such a modification, in the interest of prudence, we may consider it suspect and call a known and trusted phone number to verify its authenticity and accuracy. Your awareness and cooperation in taking appropriate steps to prevent fraud is greatly appreciated.

See Attached Signatures

*Settlement Statement*

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**Officer:** Allison Cripps/AC

**BUYER(S):**

South Central Library System

By: \_\_\_\_\_

Name: Gary Poulson

Title: Chair, Board of Trustees

*Settlement Statement*

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**SELLER(S):**

Corben Lakeland, LLC, a Wisconsin limited liability company

By: R&L Airport Associates, LLC, its Manager

By: \_\_\_\_\_

Name: Martin Rifken

Title: President