

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: CITY OF WOONSOCKET
Seller: R & K. BUILDING CORP. A/K/A R & K BUILDING CORPORATION
Settlement Agent: LAW OFFICES OF GLENN J. ANDREONI, INC.
(401)334-4770
Place of Settlement: 628 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865
Settlement Date: October 2, 2023
Property Location: PARCEL 1 MENDON RD & PARCEL 2 (586 REAR MENDON RD)
WOONSOCKET, RI, 02895
PLAT 53A LOTS 32 & 1

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

CITY OF WOONSOCKET

BY: 

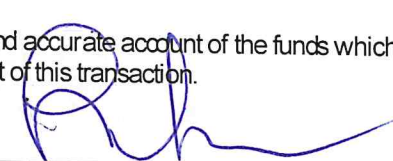
MICHAEL F. DEBROISSE

R & K BUILDING CORP.

BY: 

Raymond L. Bourque, President

To the best of my knowledge, the HUD-1 Settlement Statement is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


LAW OFFICES OF GLENN J. ANDREONI, INC.
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 23 WOONSOCKET			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BUYER: CITY OF WOONSOCKET 169 MAIN STREET WOONSOCKET, RI 02895	E. NAME AND ADDRESS OF SELLER: R & K BUILDING CORP. 350 CUSHMAN ROAD NORTH ATTLEBORO, MA 02760	F. NAME AND ADDRESS OF LENDER: 1.0 3/98 (23 WOONSOCKET.PFD/23 WOONSOCKET/13)
G. PROPERTY LOCATION: PARCEL 1 MENDON RD & PARCEL 2 (586 REAR MENDON) WOONSOCKET, RI, 02895 PLAT 53A LOTS 32 & 1	H. SETTLEMENT AGENT: LAW OFFICES OF GLENN J. ANDREONI, INC. PLACE OF SETTLEMENT 628 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865	I. SETTLEMENT DATE: October 2, 2023

J. SUMMARY OF BUYER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BUYER:		
101. Contract Sales Price		1,130,000.00
102. Personal Property		
103. Settlement Charges to Buyer (Line 1400)		6,765.00
104.		
105.		
<i>Adjustments For Items Paid By Seller in advance</i>		
106. AP 53AAL 1	10/02/23 to 07/01/24	1,260.71
107. AP 53AAL 32	10/02/23 to 07/01/24	802.93
108. Assessments	to	
109.		
110.		
111.		
112.		
120. GROSS AMOUNT DUE FROM BUYER		1,138,828.64
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		
201. Deposit or earnest money		
202. Principal Amount of New Loan(s)		
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
<i>Adjustments For Items Unpaid By Seller</i>		
210. AP 53AAL 1	to	
211. AP 53AAL 32	to	
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. TOTAL PAID BY/FOR BUYER		
300. CASH AT SETTLEMENT FROM/TO BUYER:		
301. Gross Amount Due From Buyer (Line 120)		1,138,828.64
302. Less Amount Paid By/For Buyer (Line 220)		()
303. CASH (X FROM) (TO) BUYER		1,138,828.64

K. SUMMARY OF SELLER'S TRANSACTION		
400. GROSS AMOUNT DUE TO SELLER:		
401. Contract Sales Price		1,130,000.00
402. Personal Property		
403.		
404.		
405.		
<i>Adjustments For Items Paid By Seller in advance</i>		
406. AP 53AAL 1	10/02/23 to 07/01/24	1,260.71
407. AP 53AAL 32	10/02/23 to 07/01/24	802.93
408. Assessments	to	
409.		
410.		
411.		
412.		
420. GROSS AMOUNT DUE TO SELLER		1,132,063.64
500. REDUCTIONS IN AMOUNT DUE TO SELLER:		
501. Excess Deposit (See Instructions)		
502. Settlement Charges to Seller (Line 1400)		8,099.00
503. Existing loan(s) taken subject to		
504. Payoff First Mortgage		
505. Payoff Second Mortgage		
506.		
507. NON-RESIDENT WITHHOLDING to RI DIVISION OF TAXATIO		59,500.00
508.		
509.		
<i>Adjustments For Items Unpaid By Seller</i>		
510. AP 53AAL 1	to	
511. AP 53AAL 32	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517. 2023 AP 53AAL 1 to WOONSOCKET TAX COLLECTOR		1,739.08
518. 2023 P 53AAL 32 to WOONSOCKET TAX COLLECTOR		1,111.23
519.		
520. TOTAL REDUCTION AMOUNT DUE SELLER		70,449.31
600. CASH AT SETTLEMENT TO/FROM SELLER:		
601. Gross Amount Due To Seller (Line 420)		1,132,063.64
602. Less Reductions Due Seller (Line 520)		(70,449.31)
603. CASH (X TO) (FROM) SELLER		1,061,614.33

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Buyer CITY OF WOONSOCKET
 BY: MICHAEL F. DEBROISSE

Seller R & K BUILDING CORP.
 BY: Raymond L. Bourque, President *to attorney in fact*

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

LAW OFFICES OF GLENN J. ANDREONI, INC.
 Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.


L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price			\$	@	%	PAD FROM BUYERS FUNDS AT SETTLEMENT	PAD FROM SELLERS FUNDS AT SETTLEMENT	
<i>Division of Commission (line 700) as Follows:</i>								
701. \$	to							
702. \$	to							
703. Commission Paid at Settlement								
704.	to							
800. ITEMS PAYABLE IN CONNECTION WITH LOAN								
801. Loan Origination Fee	%	to						
802. Loan Discount	%	to						
803. Appraisal Fee		to						
804. Credit Report		to						
805. Flood Cert. Fee		to						
806. Tax Service Fee		to						
807. Underwriting Fee		to						
808. Express Mail Fee								
809. Doc. Prep. Fee								
810. Application Fee								
811. Yield Spread Premium								
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE								
901. Interest From	to	@ \$	/day	(days	%)		
902. MIP Totlns. for Life Of Loan	for	months to						
903. Hazard Insurance Premium for	1.0	years to						
904.								
905.								
1000. RESERVES DEPOSITED WITH LENDER								
1001. Hazard Insurance		months @ \$			per month			
1002. Mortgage Insurance		months @ \$			per month			
1003. AP 53AAL 1		months @ \$			per month			
1004. AP 53AAL 32		months @ \$			per month			
1005. Assessments		months @ \$			per month			
1006.		months @ \$			per month			
1007.		months @ \$			per month			
1008. AGGREGATE ADJUSTMENT		months @ \$			per month			
1100. TITLE CHARGES								
1101. Settlement or Closing Fee	to	LAW OFFICES OF GLENN J. ANDREONI, INC.						
1102. Abstract or Title Search	to					675.00		
1103. Title Examination	to	LAW OFFICES OF GLENN J. ANDREONI, INC.						
1104. Title Update Fee	to	LAW OFFICES OF GLENN J. ANDREONI, INC.				350.00		
1105. Document Preparation	to					100.00		
1106. Attorney Fee	to	LAW OFFICES OF GLENN J. ANDREONI, INC.						
1107. Attorney's Fees	to	LLOYD R. GARIEPY, ESQ.				1,500.00		
<i>(includes above item numbers:)</i>							1,250.00	
1108. Title Insurance	to	COMMONWEALTH LAND TITLE INSURANCE CO.				3,955.00		
<i>(includes above item numbers:)</i>								
1109. Lender's Coverage	\$				0.00			
1110. Owner's Coverage	\$	1,130,000.00			0.00			
1111.								
1112.								
1113. Obtain & Record Muni. Lien Cert	to	LAW OFFICES OF GLENN J. ANDREONI, INC.				100.00		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES								
1201. Recording Fees: Deed \$	85.00	; Mortgage \$			Releases \$	49.00		
1202. City/County Tax/ Stamps: Deed						85.00	49.00	
1203. State Tax/ Stamps: Revenue Stamps		5,198.00			; Mortgage			
1204. ADDITIONAL TAX STAMPS	to	RECORDER OF DEEDS					5,198.00	
1205. RECORD QC DEED	to	WOONSOCKET RECORDER OF DEEDS					1,518.00	
							84.00	
1300. ADDITIONAL SETTLEMENT CHARGES								
1301. Survey	to							
1302. Pest Inspection	to							
1303.								
1304.								
1305.								
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						6,765.00	8,099.00	

Certified to be a true copy.

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Buyer CITY OF WOONSOCKET
 BY: 
 MICHAEL F. DEBROUSSE

Seller R & K BUILDING CORP.
 BY:  *Raymond L. Bourque, its attorney-in-fact*
 Raymond L. Bourque, President

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.


 LAW OFFICES OF GLENN J. ANDREONI, INC., Settlement Agent

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