

# Chicago Title Company of Washington

11900 NE 1st St., Suite 110, Bellevue, WA 98005  
 Phone: (425)455-4995 | Fax: (425)646-9154

## FINAL MASTER STATEMENT

**Settlement Date:** February 24, 2025  
**Disbursement Date:** February 24, 2025

**Escrow Number:** 0286715-ETU  
**Escrow Officer:** Naomi Trickett  
**Email:** Naomi.Trickett@ctt.com

**Buyer:** Roger MacPherson Sammamish Residential Trust  
 2466 Westlake Ave N, #10  
 Seattle, WA 98109

**Buyer:** Nancy MacPherson Sammamish Residential Trust  
 2466 Westlake Ave N, #10  
 Seattle, WA 98109

**Seller:** Cooperville LLC  
 2466 Westlake Ave N, #10  
 Seattle, WA 98109

**Property:** 5320 Butterworth Rd  
 Mercer Island, WA 98040  
 PARCEL B, MERCER ISLAND LOT LINE REVISION NO. SUB24-003, REC NO.  
 20250207900001, PTN LTS 3 AND 4, TONJA ESTATES

SELLER			BUYER				
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
			<b>FINANCIAL CONSIDERATION</b>				
		5,220,073.85	Sale Price of Property		5,220,073.85		
			<b>TITLE &amp; ESCROW CHARGES</b>				
1,625.45			Title - Escrow Fee to Chicago Title Company of Washington		1,625.45		
			Title - Recording Service Fee to ValueCheck, Inc. to Chicago Title Company of Washington		15.00		
3,039.32			Title - Owner's Title Insurance to Chicago Title Company of Washington				
			Policies to be issued:				
			Owners Policy				
			Coverage: \$5,220,073.85	Premium:			
			\$2,758.00				
			Version: ALTA Owner's Policy 2021 w-WA Mod				
			<b>GOVERNMENT CHARGES</b>				
			Recording Fees to		309.50		
4,664.77		5,220,073.85	<b>Subtotals</b>		5,222,023.80		
			<b>Balance Due FROM Buyer</b>				<b>5,222,023.80</b>
<b>5,215,409.08</b>			<b>Balance Due TO Seller</b>				
5,220,073.85		5,220,073.85	<b>TOTALS</b>		5,222,023.80		5,222,023.80