

Tom Docking
2nd Floor 714 10th Street
Canmore, AB T1W 2A6

Seller Statement of Adjustments

BUYER: [REDACTED]
SELLER: [REDACTED]
PROPERTY: PID [REDACTED], LOT [REDACTED] SECTION [REDACTED] TOWNSHIP [REDACTED] RANGE [REDACTED] WEST OF THE
6TH MERIDIAN KOOTENAY DISTRICT PLAN [REDACTED]

FILE NUMBER: [REDACTED] COMPLETION DATE: April 11, 2007
ADJUSTMENT DATE: April 11, 2007 POSSESSION DATE: April 12, 2007

	<u>DEBIT</u>	<u>CREDIT</u>
Price		\$285,000.00
Commission due to [REDACTED] remitted to [REDACTED] [REDACTED] calculated as \$6,237.50 plus GST \$374.25 = \$6,611.75	\$6,611.75	
Commission due to [REDACTED] remitted to [REDACTED] [REDACTED] calculated as \$5,312.50 plus GST \$318.75 = \$5,631.25	\$5,631.25	
Seller's portion of estimated taxes to be paid by Buyer based on last year's taxes plus 5.00% \$1,877.81 + 5.00% (\$93.89) = \$1,971.70 - \$570.00 = \$1,401.70 x 100/365 days	\$384.03	
Municipal Utilities (water/sewer/garbage) \$544.00 x 100/365 days	\$149.04	
Seller's Pre-paid taxes (Tax Installment Payment Plan - \$157.75/mth. for Jan./07, Feb./07 & Mar./07)		\$473.25
<hr/> Sub Totals	<hr/> \$12,776.07	<hr/> \$285,473.25
Payable to [REDACTED] In Trust	\$272,697.18	
<hr/> Totals	<hr/> \$285,473.25	<hr/> \$285,473.25

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.
6. The undersigned certify and warrant they are Canadian residents and that they will not be non-residents of Canada within the meaning of the Income Tax Act as at the time of sale.
7. All accounts for work, labour and materials in connection with any building, repairing or renovating upon the said lands have been fully paid.
8. The undersigned agree to accept tender by way of Solicitor's trust cheque to be made payable to [REDACTED]

APPROVED and consented to this ____ day of March, 2007.

[REDACTED]

E. & O.E.