

VETO

Cornerstone Independent Escrow

Evidence Receipt — Residential Closing

Officer: Patricia M. Osei

File No. VT-2026-04817

Senior Escrow Officer

PROPERTY & PARTIES

| | |
|----------------|--|
| Property | 14 Ridgcroft Lane, Austin, TX 78746 |
| Buyer(s) | Marcus & Elena Whitfield |
| Seller(s) | Robert T. and Diane L. Hargrove |
| Purchase price | \$485,000.00 |
| Earnest money | \$9,700.00 Applied to buyer closing costs |
| Closing date | 2026-05-22 |
| Recording date | 2026-05-22 |

REPAIR CREDITS

| | |
|---|-------------------|
| HVAC service – annual tune-up + blower motor | \$1,200.00 |
| Deck board replacement – 6 boards, rear deck | \$800.00 |
| Garage door spring replacement | \$400.00 |
| Total repair credit applied at closing | \$2,400.00 |

DOCUMENTS RETURNED / RECEIVED

| | |
|---|----------------------|
| ' Survey – ALTA/NSPS land title survey | 2026-05-12 09:14 CDT |
| ' HOA documents – full disclosure packet (3 items) | 2026-05-14 11:02 CDT |
| ' Buyer ID verification – drivers license + passport | 2026-05-18 14:33 CDT |
| ' Seller ID verification – drivers license (both) | 2026-05-18 15:01 CDT |
| ' Property inspection report – Apex Inspections LLC | 2026-05-09 08:47 CDT |
| ' Termite clearance certificate – TXPest 2026-0498 | 2026-05-15 10:22 CDT |
| ' Seller disclosure notice – executed by both parties | 2026-05-08 16:10 CDT |
| ' Deed – warranty deed, executed and notarized | 2026-05-21 13:55 CDT |

OPEN / NOTED ITEMS

⌘ Lender's title commitment – issued, 30-day expiry window open
Chicago Title Insurance Co., Commitment No. 2026-CTX-44291

⌘ Repair credit holdback – \$2,400.00 HVAC service
Buyer elected credit in lieu of repair; credit applied at settlement

OFFICE RECORD – CALLBACKS & CONFIRMATIONS

| | |
|---|----------------------|
| !' Payoff confirmation – 1st mortgage, AmeriTrust Bank | 2026-05-21 10:08 CDT |
| Payoff amount \$303,412.16 confirmed via secure wire portal | |
| !' Wire instructions confirmed – buyer funding | 2026-05-22 08:30 CDT |
| Verbal callback to Marcus Whitfield (512-555-0194) completed | |
| !' Proceeds hold release – 48h standard period elapsed | 2026-05-22 16:47 CDT |
| No disputes filed; hold lifted per standard escrow protocol | |
| !' Recording confirmed – Travis County Clerk | 2026-05-22 15:33 CDT |
| Instrument No. 2026-0093847, Book 14482, Page 211 | |

SEALED

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