

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: WCTMA23221			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.*

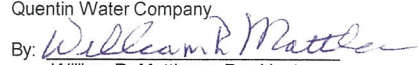
D. NAME AND ADDRESS OF BUYER: West Cornwall Township Municipal Authority P. O. Box 1262 Quentin, PA 17083	E. NAME AND ADDRESS OF SELLER: Quentin Water Company, a Pennsylvania P. O. Box 243 Quentin, PA 17083	F. NAME AND ADDRESS OF LENDER:
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G. PROPERTY LOCATION: 100 South Zinns Mill Road Lebanon, PA 17042 Lebanon County, Pennsylvania	H. SETTLEMENT AGENT: 23-2122409 Henry & Beaver LLP PLACE OF SETTLEMENT 937 Willow Street Lebanon, PA 17046-4932	I. SETTLEMENT DATE: June 28, 2023
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J. SUMMARY OF BUYER'S TRANSACTION	K. SUMMARY OF SELLER'S TRANSACTION
100. GROSS AMOUNT DUE FROM BUYER:	400. GROSS AMOUNT DUE TO SELLER:
101. Contract Sales Price 95,900.00	401. Contract Sales Price 95,900.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (Line 1400) 5,158.54	403.
104.	404.
105.	405.
<i>Adjustments For Items Paid By Seller in advance</i>	<i>Adjustments For Items Paid By Seller in advance</i>
106. City/Town Taxes to	406. City/Town Taxes to
107. County Taxes 06/28/23 to 01/01/24 12.39	407. County Taxes 06/28/23 to 01/01/24 12.39
108. School Taxes 06/28/23 to 07/01/23 0.65	408. School Taxes 06/28/23 to 07/01/23 0.65
109.	409.
110.	410.
111. Other Assets 904,100.00	411. Other Assets 904,100.00
112.	412.
120. GROSS AMOUNT DUE FROM BUYER 1,005,171.58	420. GROSS AMOUNT DUE TO SELLER 1,000,013.04
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	500. REDUCTIONS IN AMOUNT DUE TO SELLER:
201. Deposit or earnest money	501. Excess Deposit (See Instructions)
202. Principal Amount of New Loan(s)	502. Settlement Charges to Seller (Line 1400) 1,041.00
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff of first Mortgage
205.	505. Payoff of second Mortgage
206.	506.
207.	507.
208.	508.
209.	509.
<i>Adjustments For Items Unpaid By Seller</i>	<i>Adjustments For Items Unpaid By Seller</i>
210. City/Town Taxes to	510. City/Town Taxes to
211. County Taxes to	511. County Taxes to
212. School Taxes to	512. School Taxes to
213.	513.
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. TOTAL PAID BY/FOR BUYER	520. TOTAL REDUCTION AMOUNT DUE SELLER 1,041.00
300. CASH AT SETTLEMENT FROM/TO BUYER:	600. CASH AT SETTLEMENT TO/FROM SELLER:
301. Gross Amount Due From Buyer (Line 120) 1,005,171.58	601. Gross Amount Due To Seller (Line 420) 1,000,013.04
302. Less Amount Paid By/For Buyer (Line 220) ()	602. Less Reductions Due Seller (Line 520) (1,041.00)
303. CASH (X FROM) (TO) BUYER 1,005,171.58	603. CASH (X TO) (FROM) SELLER 998,972.04

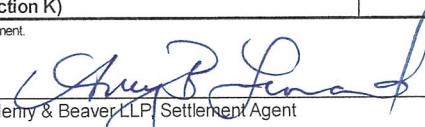
The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer West Cornwall Township Municipal Authority
 BY: 

Seller Quentin Water Company
 By: 
 William R. Matthews, President

L. SETTLEMENT CHARGES					PAID FROM	PAID FROM		
700. TOTAL COMMISSION Based on Price			\$	@	%	BUYERS	SELLER'S	
<i>Division of Commission (line 700) as Follows:</i>							FUNDS AT	FUNDS AT
701.	\$	to				SETTLEMENT	SETTLEMENT	
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 Fee		to					
805.	Lender's Inspection Fee		to					
806.	Tax Service Fee		to					
807.	Flood Certification Fee		to					
808.								
809.								
810.								
811.								
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE								
901.	Interest From	to	@ \$	/day	(days	%)	
902.	MIP Totlns. for LifeOfLoan	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.	City/Town Taxes		months @ \$			per month		
1004.	County Taxes		months @ \$			per month		
1005.	School Taxes		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					
1102.	Tax & Corp Lien Certs		to Henry & Beaver LLP				67.00	
1103.	Title Exam on addtl tracts		to Henry & Beaver LLP			50.00		
1104.	Title Insurance Binder		to					
1105.	Document Preparation		to					
1106.	Notary Fees		to Henry & Beaver LLP			5.00	15.00	
1107.	Attorney's Fees		to Henry & Beaver LLP			3,000.00		
	<i>(includes above item numbers:)</i>							
1108.	Title Insurance		to Henry & Beaver LLP, Agent for FNTIC			999.29		
	<i>(includes above item numbers:)</i>							
1109.	Lender's Coverage	\$						
1110.	Owner's Coverage	\$	95,900.00			999.29		
1111.			Fidelity National Title Insurance Co.					
1112.	Closing Protection Letter		Fidelity National Title Insurance Co.					
1113.	Overnight Fee		Federal Express					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES								
1201.	Recording Fees: Deed	\$	106.75 ; Mortgage	\$		Releases	\$	
							106.75	
1202.	City/County Tax/Stamps: Deed		959.00 ; Mortgage				959.00	
1203.	State Tax/Stamps: Deed		959.00 ; Mortgage				959.00	
1204.	Clean & Green App		to Recorder of Deeds			38.50		
1205.								
1300. ADDITIONAL SETTLEMENT CHARGES								
1301.	Survey		to					
1302.	Pest Inspection		to					
1303.	2023/2024 School taxes		POC by Buyer					
1304.								
1305.								
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						5,158.54	1,041.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.



 Henry & Beaver LLP, Settlement Agent

Certified to be a true copy.

HENRY & BEAVER LLP

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**** REAL ESTATE CLOSING ****

Buyer/Borrower: West Cornwall Township Municip
Seller: Quentin Water Company, a Penns
Lender:

Property: 100 South Zinns Mill Road/Lebanon PA/
Settlement Date: June 28, 2023
Disbursement Date: June 28, 2023
Check Amount: \$ 998,972.04

Closer/Responsible Party: RJS

Pay To: Quentin Water Company, a Penns
For:

HENRY & BEAVER LLP
REAL ESTATE ACCOUNT
937 WILLOW STREET
LEBANON, PA 17046

60-142/313

Fulton BankTM

DATE: 2781
AMOUNT: WCTMA23221
Dollars

PAY TO THE ORDER OF: \$ *****998,972.04
June 28, 2023

Quentin Water Company, a Penns
P. O. Box 243
Quentin, PA 17083

Security features. Details on back.

QUENTIN WATER COMPANY
FOR HORIZONTAL SIGNATURE

110027810033301422009380135711