

A. Settlement Statement		B. Type of Loan	
First American Title Insurance Agency, LLC Settlement Statement		1-5. Loan Type Conv. Unins.	
		6. File Number 331-4628722	
		7. Loan Number 128034459	
		8. Mortgage Insurance 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 this closing; they are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: Castle Arch Real Estate Investment Co.			
E. Name of Seller: William & Lynette Mueller Family Trust, UT			
F. Name of Lender: ANB Financial 1812 W. Sunset Blvd. Suite 19 St. George, UT 84770-6652			
G. Property Location:			
H. Settlement Agent: First American Title Insurance Agency, LLC Address: 585 West 500 South, Suite 100, Bountiful, UT 84010		I. Settlement Date: 06/20/2006	
Place of Settlement Address: 585 West 500 South, Suite 100, Bountiful, UT 84010		Print Date: 06/27/2006, 4:26 PM	
		Disbursement Date: 06/28/2006	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract Sales Price	2,135,280.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	90,861.40	403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due From Borrower	2,226,141.40	420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf of Borrower		500. Reductions In Amount Due to Seller	
201. *Deposit or earnest money	100,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	1,479,339.00	502. Settlement charges (line 1400)	
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 01/01/06 to 06/28/06 @\$2130.71/yr	1,039.09	511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	1,580,378.09	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	2,226,141.40	601. Gross amount due to Seller (line 420)	
302. Less amounts paid by/for Borrower (line 220)	1,580,378.09	602. Less reductions in amounts due to Seller (line 520)	
303. Cash (X From) (To) Borrower	645,763.31	603.	
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.			
Settlement Agent:			Date:

L. Settlement Charges		
700. Total Sales/Broker's Commission based on price \$2,135,280.00 @ 3.0000% = \$64058.40		
Division of Commission (line 700) as follows		
701. \$64,058.40 to AllPro Realty		
702.		
703. Commission paid at Settlement	64,058.40	
704.		
800. Items Payable in Connection with Loan		
801. Loan Origination Fee - ANB Financial	11,095.00	
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee - ANB Financial	500.00	
806. Mortgage Insurance Application Premium		
807. Assumption Fee		
808. Document Preparation Fee - ANB Financial	75.00	
809. Broker Fee - Embarcadaro Funding	11,095.00	
810.		
811.		
812.		
813.		
814.		
Supplemental Summary		
900. Items Required by Lender to be Paid in Advance		
901. Interest		
902.		
903. Hazard Insurance Premium for		
904.		
905.		
Supplemental Summary		
1000. Reserves Deposited with Lender		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Accounting Adjustment		
1100. Title Charges		
1101. Settlement or closing fee - First American Title Insurance Agency, LLC	130.00	
1102. Abstract or title search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document Fee - First American Title Insurance Agency, LLC	50.00	
1106. Notary Fee		
1107. Attorney Fee		
(includes above item numbers:)		
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees (includes above item numbers:)	2,613.00	
1109. Lender's coverage \$1,479,339.00 Premium: \$2,613.00		
1110. Owner's coverage \$2,135,280.00		
1111. Add'l Escrow Fee - Courtesy signing - First American Title Insurance Agency, LLC	125.00	
1112. Overnight Delivery (UPS, Federal Express, etc.) - First American Title Insurance Agency, LLC	20.00	
1113.		
1114.		
1115.		
1116.		
1117.		
1200. Government Recording and Transfer Charges		
1201. *Recording fees: Deed \$20.00 Mortgage \$0.00 Release \$0.00	20.00	
1202. City/county tax/stamps:		
1203. State tax/stamps:		
1204. Record (Trust Deeds - 2) - First American Title Insurance Agency, LLC	55.00	
1205.		
1206.		
1300. Additional Settlement Charges		
1301. Survey to		
1302. Pest Inspection to		
1303. 103.7 Endorsement to Owners Policy to B&D Title	25.00	
1304. 116.4 Endorsement to Owners Policy to B&D Title	1,000.00	
1305.		
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1312.		
1313.		
1314.		
Supplemental Summary		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	90,861.40	

Supplemental Page HUD-1 Settlement Statement	File No. 331-4628722
First American Title Insurance Agency, LLC Settlement Statement	Loan No. 128034459
	Settlement Date: 06/20/2006
Borrower Name & Address: Castle Arch Real Estate Investment Co.	
Seller Name & Address: William & Lynette Mueller Family Trust , UT	

Section L. Settlement Charges continued	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
1108. Supplemental Summary	2,613.00	
a) Standard Lender's Policy - First American Title Insurance Agency, LLC	2,613.00	
1201. Supplemental Summary	20.00	
a) Record Warranty Deed - First American Title Insurance Agency, LLC	20.00	

Section J. Summary of Borrower's Transaction continue		
100. Gross Amount Due From Borrower	Borrower Charges	Borrower Credits
200. Amounts Paid By Or In Behalf of Borrower		
201. Supplemental Summary	100,000.00	
a) Earnest Money Deposit		50,000.00
b) Additional Deposit		50,000.00

The following Section is restated from the Settlement Statement Page 1			
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
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302. Less amounts paid by/for Borrower (line 220)	1,580,378.09	601. Less reductions in amounts due to Seller (line 520)	
303. Cash (X From) (To) Borrower	645,763.31	603.	

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 distributions 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(S):

Castle Arch Real Estate Investment Company,
L.L.C.

By: Kirby D. Cochran, Chief Executive
Officer / Member

First American Title Insurance Agency, LLC

By _____
Angie Wheeler