

Ellis, Dees & Sadler, P.C.
1612 Mission 66, Suite 1
Vicksburg, MS 39180
601-636-5433

File No./Escrow No.: VC21442A
Print Date & Time: February 17, 2026 at 8:33 AM
Officer/Escrow Officer: Leslie R. Sadler
Settlement Location: Ellis, Dees & Sadler, P.C.
1612 Mission 66, Suite 1, Vicksburg, MS 39180
Property Address: Tax Parcel 129 37 2291 000201, Vicksburg, MS 39180
Borrower: The Mayor and Aldermen of the and City of Vicksburg
Seller: Mike L. Cappaert, also known as and Michael L. Cappaert
Settlement Date: February 17, 2026
Disbursement Date: February 17, 2026

| Seller | | Description | Borrower/Buyer | |
|--|-----------|---|--|--------|
| Debit | Credit | | Debit | Credit |
| Financial | | | | |
| | 35,000.00 | Sale Price of Property | 35,000.00 | |
| Prorations/Adjustments | | | | |
| 7.67 | | County Taxes from 01/01 to 02/17 | | 7.67 |
| Other Loan Charges | | | | |
| | | Reimbursement for Landtech Technology Fee | Ellis, Dees & Sadler, P.C. | 35.00 |
| Title Charges | | | | |
| | | Owner's Title Insurance (optional) | MLT&CC agent for Old Republic National T | 150.00 |
| | | Title - Binder Fee | MLT&CC agent for Old Republic National T | 100.00 |
| 350.00 | | Title - Deed Prep Fee | Ellis, Dees & Sadler, P.C. | |
| | | Title - Examination Fee | Ellis, Dees & Sadler, P.C. | 750.00 |
| | | Title - Settlement or closing fee | Ellis, Dees & Sadler, P.C. | 350.00 |
| Government Recording and Transfer Charges | | | | |
| | | Record Deed | Chancery Clerk of Warren County | 26.00 |
| Other Charges | | | | |
| 58.33 | | 2025 Property Taxes | Warren County Tax Collector | |

| Seller | | Description | Borrower/Buyer | |
|-----------|-----------|-------------------|----------------|-----------|
| Debit | Credit | | Debit | Credit |
| 416.00 | 35,000.00 | Subtotals | 36,411.00 | 7.67 |
| | | Due From Borrower | | 36,403.33 |
| 34,584.00 | | Due To Seller | | |
| 35,000.00 | 35,000.00 | TOTALS | 36,411.00 | 36,411.00 |

Acknowledgement

We/ I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/ I authorize Ellis, Dees & Sadler, P.C. to cause the funds to be disbursed in accordance with this statement.

Mike L. Cappaert, also known as Michael L. Cappaert by and through his attorney in fact, Patty Cappaert

The Mayor and Alderman of
The City of Vicksburg

By: _____
Willis Thompson, Mayor

Ellis, Dees, Sadler, & Nasif, P.C.