



# Colwell Lyons

## Lawyers

Our Ref

Please respond to

Your Ref

SD/1913590 (stacey@colwelllyons.com.au)

Aspley

17 January 2020

Ms A Taplin

**EMAIL: annetaplin@bigpond.com**

Dear Madam

**RE: TAPLIN AS TRUSTEE SALE TO UNA & M PTY LTD AS TRUSTEE  
14 MAIN STREET, NARANGBA**

We are pleased to advise that settlement of the sale of your property was completed on 17 January 2020.

Please find enclosed:

- Settlement Statement detailing final figures and disbursement of sale proceeds.
- Tax Invoice.

The local council and valuer general's department are notified automatically of the change of property ownership when the documents of transfer are lodged with the Department of Natural Resources and Mines. If you continue to receive rates and or other notices please forward these to us.

As the matter is now finalised, we enclose our Tax Invoice and our Trust Account Statement showing moneys received and disbursed on your behalf from which you will see that we have retained from the proceeds of the sale the sum of \$357.50 on account of costs and outlays on the transaction.

We take this opportunity to thank you for your instructions. If we can assist you further in this or any other matter, please do not hesitate to contact us.

Yours faithfully

**COLWELL LYONS LAWYERS**

Per:

Stacey Drane

Encl.

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**ASPLEY OFFICE**

1341 Gympie Road, ASPLEY 4034

P.O Box 12, Aspley 4034

Tel: **3263 3366** Fax: 3263 7434

**BURPENGARY OFFICE**

Shop 3, 161 Station Road, BURPENGARY 4505

P.O Box 1125, Burpengary DC 4505

Tel: **3888 5765** Fax: 3888 6386

[www.colwelllyons.com.au](http://www.colwelllyons.com.au)



## SETTLEMENT STATEMENT

Re: TAPLIN ATF SALE TO UNA & M PTY LTD ATF  
Property: 14 MAIN STREET, NARANGBA  
Matter No: 1913590

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Adjustment Date: 17 January 2020  
Settlement Date: 17 January 2020  
Settlement Place: PEXA TRANSACTION  
Settlement Time: 2PM

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CONTRACT PRICE	\$750,000.00
LESS DEPOSIT	\$25,001.00
<b>BALANCE</b>	<b>\$724,999.00</b>
<b>PLUS BUYER ALLOWANCES</b>	
Council Rates 1/01/2020 - 31/03/2020 \$1,280.81 Treated as Paid - buyer allows 74 / 91 days	\$1,041.54
<b>BALANCE AT SETTLEMENT</b>	<b>\$726,040.54</b>

### CHEQUES DRAWN AT SETTLEMENT:

1. PEXA	\$57.04
2. COLWELL LYONS LAWYERS	\$357.50
3. UNITYWATER	\$396.95
4. MORETON BAY REGIONAL COUNCIL	\$1,280.81
5. ANNE TAPLIN SUPERFUND	\$723,948.24
<b>Total Cheques:</b>	<b>\$726,040.54</b>

**COLWELL LYONS  
LAWYERS  
ABN 42 144 006 155**

**PO BOX 12, ASPLEY 4034  
TELE: 3263 3366**

SD:1913590

**TAX INVOICE**

17 January 2020

Bill Ref: 14277

Ms A Taplin

**RE: TAPLIN ATF & TAPLIN S/T UNA&M P/L ATF  
14 MAIN ST, NARANGBA**

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**Professional Services:**

Professional Fees (Subject to GST)

**\$ 281.36 \***

Sundries

20.00 \*

**\$ 20.00**

**Disbursements:**

GST inclusive:

- Title Search

26.00

**\$ 26.00**

**Sub Total**

**\$ 327.36**

Goods & Services Tax \*

**\$ 30.14**

**Total**

**\$ 357.50**

Less amount received at settlement

**-\$ 357.50**

**BALANCE DUE & OWING**

**\$ NIL**

With compliments

E & OE