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20 Attorneys for Receiver  
 21 KRISTA FREITAG

22 UNITED STATES DISTRICT COURT  
 23 SOUTHERN DISTRICT OF CALIFORNIA

24 SECURITIES AND EXCHANGE  
 25 COMMISSION,

26 Plaintiff,

27 v.

28 GINA CHAMPION-CAIN and ANI  
 DEVELOPMENT, LLC,

Defendants,

AMERICAN NATIONAL  
 INVESTMENTS, INC.,

Relief Defendant.

Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF  
 COSTS OF SALE OF TENNYSON  
 STREET PROPERTY**

Mag. Judge: Hon. Allison H. Goddard

1 Krista Freitag ("Receiver"), the Court-appointed permanent receiver for  
 2 Defendant ANI Development, LLC, Relief Defendant American National  
 3 Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"),  
 4 hereby submits this accounting of costs of sale of the Tennyson Street Property.

5 As part of its Order Granting Receiver's Motion for Approval of the sale of  
 6 Tennyson Street Property, the Court instructed the Receiver to provide a full  
 7 accounting of sale costs, property taxes paid, the precise amount used to pay off the  
 8 SFG loan, and the amount ultimately returned to the receivership estate from the  
 9 sale proceeds. Dkt. 422. The Receiver paid a total of \$5,616.45 for title, recording,  
 10 transfer, and other fees associated with this sale. The summary breakdown of the  
 11 purchase price proceeds is as follows:

12	Sale Price	\$885,000.00
13	SFG (lender) Payment	(\$551,268.90)
14	Sales Commission	(\$35,400.00)
15	Property Taxes	(\$5,531.84)
16	Buyer Credits	(\$23,998.84)
17	Closing Costs	(\$5,616.45)
18	<b>Net Sales Proceeds</b>	<b>\$263,183.97</b>

19  
 20  
 21 Dated: September 1, 2020

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