

EXHIBIT S

CLOSING STATEMENT
 KYNNAP/NADEL
 July 29, 2005

SELLER Kynnap Selling Price \$55,000.00

Expenses

Mtg. Pay Off	\$49,275.00
Bank Check Charge	\$5.00
Rec. Fees	\$7.00
Atty's Fees	\$813.70
Tax Pro Ration	\$249.42

TOTAL EXPENSES \$50,350.12

Credits \$0.00

TOTAL CREDITS \$0.00

NET TO SELLER \$4,649.88

BUYER Nadel Purchase Price \$55,000.00

Expenses

Vt. Prop. Transf. Tax	\$687.50
Rec. Fee	\$21.00
Attorney's Fees	\$1,209.50
Title Ins. Premium	\$215.00

TOTAL EXPENSES \$2,133.00

Credits

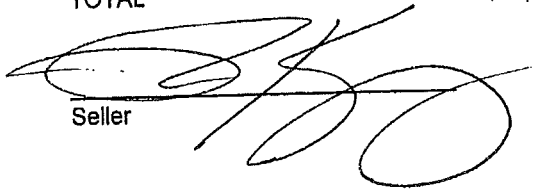
Deposit	\$5,000.00
Tax Proration	\$249.42

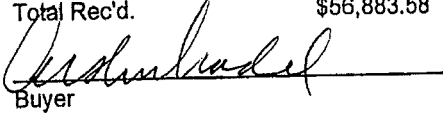
TOTAL CREDITS \$5,249.42

NET FROM BUYER \$51,883.58

Disbursements:	
Vt. Dept. of Taxes	\$687.50
Marshfield Town Clerk	\$28.00
Owners Title Insurance	\$215.00
Michael D. Caccavo, Esq.	\$1,214.50
Homecomings Financial	\$49,275.00
Bruce Bjornlund, Esq.	\$813.70
Raivo Kynnap	\$4,649.88
TOTAL	\$56,883.58

Net from Buyer	\$51,883.58
Deposit	\$5,000.00
Total Rec'd.	\$56,883.58


 Seller


 Buyer