

HUD-1 UNIFORM SETTLEMENT STATEMENT

OMB No. 2502-0265

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT GREG M. POWERS P.O. BOX 149 1217 E. HARRISON HARLINGEN, TX 78550 (956) 423-6000 <small>HUD-1 Software by CUSTOMSOFT, P.O. Box 205, Millville, N.J. 08332; 1-800-784-3003</small>	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. <u>FILE NUMBER</u> GMP:4211.0
7. <u>LOAN NUMBER</u> _____	
8. <u>MORTGAGE INSURANCE CASE NUMBER</u> _____	

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BUYER(S) Hidalgo County, Texas	E. NAME, ADDRESS & TIN OF SELLER(S): Barry W. Dickerson TIN: Linda R. Dickerson 107 Laurel Drive Weslaco, Texas 78596	F. NAME AND ADDRESS OF LENDER Cash Sale
G. PROPERTY LOCATION: 153.48 acres in Hidalgo County, Texas.	H. SETTLEMENT AGENT: Greg M. Powers I. SETTLEMENT DATE: 07/17/09	PLACE OF SETTLEMENT: 1217 East Harrison Harlingen, Texas 78550

J. SUMMARY OF BUYER'S TRANSACTIONS	
100. GROSS AMOUNT DUE FROM BUYER	
101. Contract Sales Price	2,400,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	44.00
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Irrigation taxes(Flat) 07/17/09 to 12/31/09	1,374.41
109.	
110.	
111.	
112.	
120. AMOUNT DUE FROM BUYER	\$2,401,418.41

K. SUMMARY OF SELLER'S TRANSACTIONS	
400. GROSS AMOUNT DUE TO SELLER	
401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City /Town taxes	
407. County taxes	
408. Irrigation taxes(Flat) 07/17/09 to 12/31/09	
409.	
410.	
411.	
412.	
420. AMOUNT DUE TO SELLER	

200. AMOUNTS PAID BY OR IN BEHALF OF BUYER	
201. Deposit or earnest money	100.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes 01/01/09 to 07/17/09	298.98
212. Assessments	
213. School taxes 01/01/09 to 07/17/09	411.84
214. Irrigation taxes (Maint.) 01/01/09 to 07/17/09	7.92
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	\$818.74

500. REDUCTIONS IN AMOUNT DUE TO SELLER	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (In 1400)	
503. Existing loan(s) taken subject to	
504. Payoff first mortgage loan	
505. Payoff second mortgage loan	
506.	
507.	
508.	
509.	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes 01/01/09 to 07/17/09	
512. Assessments	
513. School taxes 01/01/09 to 07/17/09	
514. Irrigation taxes (Maint.) 01/01/09 to 07/17/09	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMT DUE SELLER	

300. CASH AT SETTLEMENT FROM/TO BUYER	
301. Gross amt due from buyer (line 120)	\$2,401,418.41
302. Less amts paid by/for buyer (line 220)	\$818.74
303. CASH FROM BUYER	\$2,400,599.67

600. CASH AT SETTLEMENT TO/FROM SELLER	
601. Gross amt due to seller (line 420)	
602. Less reduction in amt due seller (line 520)	
603. CASH TO SELLER	

SUBSTITUTE FORM 1099 SELLER STATEMENT

The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, line 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. If this real estate is your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (1040). You are required to provide the Settlement Agent (named above) with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Linda R. Dickerson

Barry W. Dickerson

L. SETTLEMENT CHARGES

TOTAL SALES/BROKER'S COMMISSION based on price \$ 2,400,000.00 @ % = \$5,000.00		Division of commission (line 700) as follows:	PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
701. \$	to John Cohrs			
702. \$	to			
703.	Commission paid at settlement			
704.				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801.	Loan Origination Fee %			
802.	Loan Discount %			
803.	Appraisal Fee to			
804.	Credit Report to			
805.	Lenders Inspection Fee to			
806.	Mortgage Ins. Application Fee to			
807.	Assumption Fee to			
808.				
809.				
810.				
811.				
812.				
813.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest from to @			
902.	Mortgage Insurance Premium for months to			
903.	Hazard Insurance Premium for months to			
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001.	Hazard Insurance months @ \$ per month			
1002.	Mortgage Insurance months @ \$ per month			
1003.	City Property Taxes months @ \$ per month			
1004.	County Property Taxes months @ \$ per month			
1005.	Annual Assessments months @ \$ per month			
1006.	months @ \$ per month			
1007.	months @ \$ per month			
1008.	months @ \$ per month			
1009.				
1100. TITLE CHARGES				
1101.	Settlement or Closing Fee to			
1102.	Abstract or Title Search to			
1103.	Title Examination to			
1104.	Title Insurance Binder to			
1105.	Document Preparation to			
1106.	Attorney's Fees to Atlas & Hall (POC)			
1107.	Attorney's Fees to Greg M. Powers (includes above item numbers:			
1108.	Title Insurance to Sierra Title Company, Inc. (includes above item numbers:			
1109.	Lender's Coverage \$			
1110.	Owner's Coverage \$ 2,400,000.00			
1111.	Tax Service Fee			
1112.	State Policy Fee			
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording Fees: Deed \$44.00 ; Mortgage \$; Release \$20.00		44.00	
1202.	City/County Tax/Stamps: Deed \$; Mortgage \$			
1203.	State Tax/Stamps: Deed \$; Mortgage \$			
1204.				
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey to Quintanilla, Hendley & Assoc., Inc. (POC) by Hidalgo County			
1302.	Pest Inspection to			
1303.	Copies, faxes, long distance calls, courier fees, etc.			
1304.				
1305.	Allegra Print & Imaging			
1306.	Limas Realty, LLC			
1307.				
1308.				
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		44.00	

CERTIFICATION

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 disbursements 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: _____
Hidalgo County, Texas

Seller: _____
Barry W. Dickerson

Seller: _____
Linda R. Dickerson

To the best of my knowledge, 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 07/06/09
Greg M. Powers

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.