

A. Settlement Statement

**U.S. Department of Housing
and Urban Development**

OMB No. 2502-0265

B. Type of Loan			
1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> FmHA	3 <input type="checkbox"/> Conv Unins	6 File Number
4 <input type="checkbox"/> VA	5 <input type="checkbox"/> Conv Ins	6 <input type="checkbox"/> Seller Finance	116738
		7 Loan Number	8 Mortgage Ins Case Number
<p>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.</p>			
D. Name & Address of Borrower		E. Name & Address of Seller	
The County of Hidalgo 509 E. Earling Rd. San Juan, TX 78589		Verie Cray and Betty Sue Cray, 921 Susan Drive Edinburg, TX 78539	
F. Name & Address of Lender			
G. Property Location		H. Settlement Agent Name	
R B Curry Subdivision 1, 2, 3, And 4, Cray Pond Tract I, A 9.994 ac tr of land being the West 9.994 ac of the E20.00 ac of Lot 6, Hidalgo County Curry Road Edinburg, TX See Addendum		Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406	
		I. Settlement Date	
		7/13/2009 Fund	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$251,091.00	401. Contract Sales Price	\$251,091.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$2,260.19	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. Water District taxes		410. Water District taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$253,351.19	420. Gross Amount Due to Seller	\$251,091.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205. Funds paid directly to seller by buyer	\$251,091.00	505. Payoff of second mortgage loan	
206.		506. Funds paid directly to seller by buyer	\$251,091.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. Water District taxes		514. Water District taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$251,091.00	520. Total Reduction Amount Due Seller	\$251,091.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$253,351.19	601. Gross Amount due to seller (line 420)	\$251,091.00
302. Less amounts paid by/for borrower (line 220)	\$251,091.00	602. Less reductions in amt. due seller (line 520)	\$251,091.00
303. Cash From Borrower	\$2,260.19	603. Cash Seller	\$0.00

L. Settlement Charges

700. Total Sales/Broker's Commission based on price			\$251,091.00	@ % = \$0.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows						
701.	to					
702.	to					
703	Commission Paid at Settlement				\$0.00	\$0.00
704	The following persons, firms or	to				
705	corporations received a portion	to				
706	of the real estate commission amount	to				
707	shown above:	to				
800. Items Payable in Connection with Loan						
801	Loan Origination Fee	%	to			
802	Loan Discount	%	to			
803	Appraisal Fee		to			
804	Credit Report		to			
805	Lender's Inspection Fee		to			
806	Mortgage Insurance Application		to			
807	Assumption Fee		to			
900. Items Required by Lender To Be Paid in Advance						
901	Interest from	to	@ /day			
902	Mortgage Insurance Premium for	months	to			
903	Hazard Insurance Premium for	years	to			
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	School property taxes	months @		per month		
1007	Water District taxes	months @		per month		
1008	HOA Dues	months @		per month		
1011	Aggregate Adjustment					
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	L. G. "Jerry" Canales	\$150.00	
1106	Notary fees		to			
1107	Attorney's fees		to			
(includes above items numbers)						
1108	Title insurance		to	Valley Land Title Co.	\$1,650.00	
(includes above items numbers)						
1109	Lender's coverage			\$0.00/\$0.00		
1110	Owner's coverage			\$251,091.00/\$1,650.00		
1111	Escrow fee		to	Valley Land Title Co.	\$350.00	
1112	State of Texas policy guaranty fee		to	Valley Land Title Co.-Guaranty Fee Escrow Account	\$5.00	
1113	Tax Service Fee		to	Hidalgo County Property Tax Service	\$81.19	
1200. Government Recording and Transfer Charges						
1201	Recording Fees	Deed \$24.00 ; Mortgage ; Rel		to Valley Land Title Co.	\$24.00	
1202	City/county tax/stamps	Deed ; Mortgage		to		
1203	State tax/stamps	Deed ; Mortgage		to		
1204			to			
1300. Additional Settlement Charges						
1301	Survey		to			
1302	Pest Inspection		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$2,260.19	

SOLICITATION

You are required by law to provide VALLEY LAND TITLE CO with your correct taxpayer identification number. If you do not provide VALLEY LAND TITLE CO with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

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, on lines 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.

SELLER INSTRUCTIONS

If this real estate was 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 (Form 1040).

Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guaranty the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance proratons and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct. The undersigned hereby authorizes VALLEY LAND TITLE CO. to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

*Note: Interest on existing liens is figured to the date indicated. If not paid by then, additional interest will have to be collected and your statement will be adjusted to have sufficient funds to secure release from the lien holder.

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

The County of Hidalgo

By Jose N. Pena, Director for Hidalgo County Right-of-Way Dept.

Verle Cray

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Betty Sue Cray

Settlement Agent _____ Date _____
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.

Addendum to HUD Settlement Statement

Section G - Additional Tracts of Land

R B Curry Subdivision 1, 2, 3, And 4. Cray Pond Tr 2, A 9 98 ac tr of land being the W9 98 ac of Lot 16 , Hidalgo County
, TX