

A. Settlement Statement

B. Type of Loan

1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> FmHA	3 <input type="checkbox"/> Conv Unins	6 File Number 130238	7 Loan Number	8 Mortgage Ins Case Number
4 <input type="checkbox"/> VA	5 <input type="checkbox"/> Conv Ins	6 <input type="checkbox"/> Seller Finance			

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 & Address of Borrower The County of Hidalgo 2802 S. Business 281 Edinburg, TX 78541	E Name & Address of Seller Rolando Cantu and Laura E. Cantu 505 Shasta Avenue McAllen, TX 78504	F Name & Address of Lender
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G Property Location Ebony Plaza McAllen, Lot 1, Hidalgo County 9805 N. 10th Street McAllen, TX	H Settlement Agent Name Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406	I Settlement Date 10/5/2012 Fund
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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	\$1,100,000.00	401. Contract Sales Price	\$1,100,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$320.00	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	\$1,100,320.00	420. Gross Amount Due to Seller	\$1,100,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$5,000.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$6,794.54
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff to INB good through 10/17/12	\$746,855.53
205.		505. Payoff of second mortgage loan	
206.		506.	
207. Option Fee	\$100.00	507. Option Fee	\$100.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes 01/01/12 thru 10/05/12	\$2,540.35	510. City property taxes 01/01/12 thru 10/05/12	\$2,540.35
211. County property taxes 01/01/12 thru 10/05/12	\$5,084.23	511. County property taxes 01/01/12 thru 10/05/12	\$5,084.23
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/12 thru 10/05/12	\$7,302.41	513. School property taxes 01/01/12 thru 10/05/12	\$7,302.41
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	\$20,026.99	520. Total Reduction Amount Due Seller	\$768,677.06
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$1,100,320.00	601. Gross Amount due to seller (line 420)	\$1,100,000.00
302. Less amounts paid by/for borrower (line 220)	\$20,026.99	602. Less reductions in amt. due seller (line 520)	\$768,677.06
303. Cash From Borrower	\$1,080,293.01	603. Cash To Seller	\$331,322.94

L. Settlement Charges			Paid From	Paid From
700. Total Sales/Broker's Commission based on price			Borrower's	Seller's
			Funds at	Funds at
			Settlement	Settlement
	\$1,100,000.00	@ % = \$0.00		
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	10/5/2012	to 11/1/2012 @ \$0/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 @	\$277.71 per month		
1004. County property taxes	months @	\$555.80 per month		
1005. Annual assessments	months @	per month		
1006. School property taxes	months @	\$798.29 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		\$325.00
1106. Notary fees	to			
1107. Attorney's fees	to	Law Office of David A. Ewers	POC (\$)	\$5,000.00
(includes above items numbers:)		
1108. Title insurance	to	Valley Land Title Co.		\$6,088.00
(includes above items numbers:)		
1109. Lender's coverage	\$0.00/\$0.00			
1110. Owner's coverage	\$1,100,000.00/\$6,088.00			
1111. Escrow fee	to	Valley Land Title Co.	\$300.00	\$300.00
1112. State of Texas policy guaranty fee.	to	Valley Land Title Co.-Guaranty Fee Escrow Account		\$2.00
1113. Tax Service Fee	to	Hidalgo County Property Tax Service		\$59.54
1200. Government Recording and Transfer Charges				
1201. Recording Fees	Deed \$20.00 ; Mortgage ; Rel \$20.00	to Valley Land Title Co.	\$20.00	\$20.00
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)			\$320.00	\$6,794.54

Charge to VLTC
GF: 130238/PG

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.

WARRANTY DEED

Date: October 5, 2012

Grantor: ROLANDO CANTU AND WIFE, LAURA E. CANTU

Grantor's Mailing Address (including county): 505 Shasta Ave.
McAllen, Hidalgo County, Texas 78504

Grantee: THE COUNTY OF HIDALGO

Grantee's Mailing Address (including county): 2802 S. Bus. 281
Edinburg, Hidalgo County, Texas 78541

Consideration: Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

All of Lot 1, EBONY PLAZA SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 45, Page 76, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- Restrictive covenants as set forth in instrument recorded in Volume 43, Page 76, Map Records of Hidalgo County, Texas.
- Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
- Minimum floor elevations, setback lines as follows: 60 foot or greater for approved site plan or easements and other sidebacks per the zoning ordinance or greater for approved site plan or easements; 4 foot sidewalk required on North 10th Street; 6 foot buffer required from adjacent residential zone/use and around dumpster if visible from street; 10 foot utility easement along the North and South sides; utility easement along the West 10 feet of the East 25 feet; exclusive irrigation easement in favor of Hidalgo County Irrigation District No. 1 along the East 15 feet and restrictions as shown on the map of Ebony Plaza, recorded in Volume 45, Page 76, Map Records of Hidalgo County, Texas.
- Conveyance of Water Rights in favor of the City of McAllen as shown by instrument dated April 4, 2004, filed May 26, 2004 under Document Number 1339294, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated December 17, 1990, recorded in Volume 3016, Page 846, Official Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 9, 1980, by and between Thomas N. Sawyer, as Guardian of the Estate of N. C. Swayer, NCM, as Lessor, and Forney & Company, as Lessee, recorded in Volume 395, Page 491, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
- Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated —, filed October 6, 1995 under Document Number 479168 and filed October 24, 1995 under Document Number 482406, Official Records of Hidalgo County, Texas.
- Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County

Irrigation District No. 1, dated August 12, 2008, filed August 12, 2008 under Document Number 2008-1918209, Official Records of Hidalgo County, Texas.

- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years, the payments of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

ROLANDO CANTU

LAURA E. CANTU

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on October _____, 2012 by ROLANDO CANTU.

NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on October _____, 2012 by LAURA E. CANTU.

NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
THE COUNTY OF HIDALGO
2802 S. Bus. 281
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano
Edinburg, Texas 78539
File No.: 130238