

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 130797	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 County of Hidalgo, Texas 2802 S. Business Highway 281 Edinburg, TX 78541	E. Name & Address of Seller Hector Manuel Hinojosa and Rosaisela Hinojosa, husband and wife 806 S. 25th Street Nampa, ID 83686 See Addendum	F. Name & Address of Lender
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G. Property Location Hoehn Drive Subdivision, Lot 29, Hidalgo County Ivory Street Edinburg, TX	H. Settlement Agent Name Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406 Place of Settlement Valley Land Title Company 217 W. Cano Edinburg, TX 78539	I. Settlement Date 5/1/2013 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	\$15,000.00	401. Contract Sales Price	\$15,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$330.00	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	\$15,330.00	420. Gross Amount Due to Seller	\$15,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$1,000.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$877.94
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.		505. Payoff of second mortgage loan	
206. Option Fee	\$100.00	506. Option Fee	\$100.00
207.		507. District Clerk Fees for this lot	\$2.17
208.		508. Rollback Taxes, T2100-00-236-0001-01	\$38.32
209.		509. 1983-1998 Water District Taxes	\$1,224.61
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/13 thru 05/22/13	\$51.25	511. County property taxes 01/01/13 thru 05/22/13	\$51.25
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/13 thru 05/22/13	\$71.00	513. School property taxes 01/01/13 thru 05/22/13	\$71.00
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	\$1,222.25	520. Total Reduction Amount Due Seller	\$2,365.29
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$15,330.00	601. Gross Amount due to seller (line 420)	\$15,000.00
302. Less amounts paid by/for borrower (line 220)	\$1,222.25	602. Less reductions in amt. due seller (line 520)	\$2,365.29
303. Cash From Borrower	\$14,107.75	603. Cash To Seller	\$12,634.71

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$15,000.00	@ % = \$0.00	Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
704. The following persons, firms or	to				
705. corporation s 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 5/1/2013 to 6/1/2013 @ \$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 @		per month		
1004. County property taxes	months @	\$10.98	per month		
1005. Annual assessments	months @		per month		
1006. School property taxes	months @	\$15.21	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				\$200.00
1106. Notary fees	to				
1107. Attorney's fees	to				
(includes above items numbers:)				
1108. Title insurance	to Valley Land Title Company				\$272.00
(includes above items numbers:)				
1109. Lender's coverage	\$0.00/\$0.00				
1110. Owner's coverage	\$15,000.00/\$272.00				
1111. Escrow fee	to Valley Land Title Company			\$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				\$70.36
1114. Courier Fee	to Valley Land Title Company				\$33.58
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$30.00 ; Mortgage : Rel		to Valley Land Title Company	\$30.00	
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)				\$330.00	\$877.94

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).

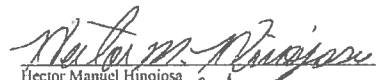
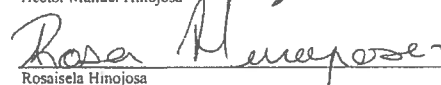
Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guaranty the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance prorations 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.

County of Hidalgo, Texas


By: Rosa Nunez, Director for Hidalgo County Right-of-Way Dept.


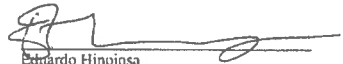

Hector Manuel Hinojosa

Rosaisela Hinojosa

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.


Settlement Agent
Date 5/30/13

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	
Additional Buyers/Borrowers & Sellers	
I have carefully reviewed the HUD-1 Settlement 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	
Section D – Additional Buyers/Borrowers	Section E – Additional Sellers
	Ramiro Hinojosa 806 S. 25th Street Nampa, ID 83686
	 Ramiro Hinojosa
	Eduardo Hinojosa 806 S. 25th St. Nampa, ID 83686
	 Eduardo Hinojosa

Charge to VLTC
GF: 130797/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: May 1, 2013

Grantor: **HECTOR MANUEL HINOJOSA and wife, ROSAISELA HINOJOSA;
RAMIRO HINOJOSA, a single person; and EDUARDO HINOJOSA, a single person**

Grantor's Mailing Address (including county): **806 S. 25th St.
Nampa, Canyon County, ID 83686**

Grantee: **THE COUNTY OF HIDALGO, TEXAS**

Grantee's Mailing Address (including county): **2802 S. Bus. Hwy. 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 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, 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 23, Page 59, 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; 20 foot front; 15 foot rear; 6 foot sides; 15 foot utility easement across the South side and restrictions as shown on the map of Hoehn Drive Subdivision, recorded in Volume 23, Page 59, Map Records of Hidalgo County, Texas and as shown on survey, dated August 2, 2012 and prepared by Alfonso Quintanilla, RPLS No. 4856.
- Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated November 15, 1949, recorded in Volume 675, Page 637, Deed Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No.1, dated April 11, 2000, filed April 12, 2000 under Document Number 863156, Official Records of Hidalgo County, Texas.
- Subject to the terms of Water Service Agreement with Sharyland Water Supply Corporation as set out by instrument dated August 3, 1987, recorded in Volume 2479, Page 392, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated February 11, 1994, filed July 7, 1994 under Document Number 396498, Official Records of Hidalgo County, Texas.
- Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years, the payment 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.


HECTOR MANUEL HINOJOSA

Rosa F. Hinojosa
ROSAISELA HINOJOSA

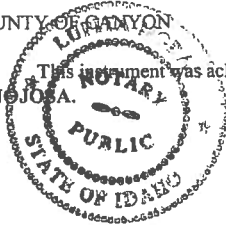
Ramiro Hinojosa
RAMIRO HINOJOSA

Eduardo Hinojosa
EDUARDO HINOJOSA

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 30, 2013 by HECTOR MANUEL HINOJOSA.

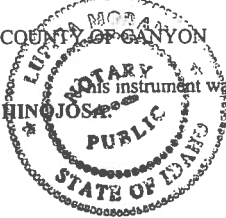


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NOTARY PUBLIC - STATE OF IDAHO

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 30, 2013 by ROSAISELA HINOJOSA.

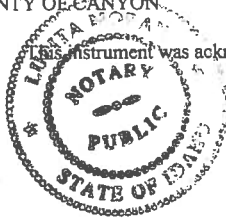


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NOTARY PUBLIC - STATE OF IDAHO

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 30, 2013 by RAMIRO HINOJOSA.

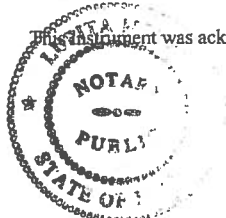


[Signature]
NOTARY PUBLIC - STATE OF IDAHO

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 5, 2013 by EDUARDO HINOJOSA.



[Signature]
NOTARY PUBLIC - STATE OF IDAHO

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

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano
Edinburg, Texas 78539
File No.: 130797

INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS

(Seller Or Owner-Borrower)

GF# 130797

SUBJECT PROPERTY: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared the undersigned, (Owner-Borrower) personally known to me to be the person(s) whose names(s) is/are subscribed hereto and upon oath deposes and says that the marital status of affiant(s) has/have not changed since the date of acquisition of said property and represents to the purchaser and/or lender in this transaction that there are:

1. No unpaid debts for taxes, plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences, street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts and there are no security interests on such property secured by financing statements, security agreement or otherwise except the following:

Creditor	Approximate Amount
----------	--------------------

NONE

2. No loans or liens (including federal or state liens and judgment liens) of any kind on such property except the following:

Creditor	Approximate Amount
----------	--------------------

NONE

3. All labor and material used in the construction of improvements on the above described property have been paid for and there are no unpaid labor or material claims against the improvements or the property upon which same are situated, and I hereby declare that all sums of money due for the erection of improvements have been fully paid and satisfied, except the following:

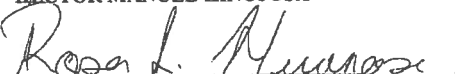
NONE

INDEMNITY: I/WE AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH UNMENTIONED LIENS, PROVIDED SAID LIENS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART HEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME/US, KNOWN TO ME/US, OR HAVE AN INCEPTION DATE PRIOR TO THE CLOSING OF THIS TRANSACTION.

I/we realize that the purchaser and/or lender and the title company in this transaction are relying on the representations contained herein in purchasing same or lending money thereon and would not purchase same or lend money therein unless said representations were made.

SELLER OR OWNER-BORROWER

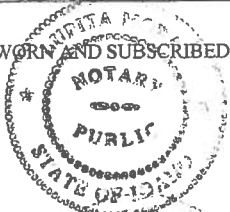

HECTOR MANUEL HINOJOSA


ROSAISELA HINOJOSA


RAMIRO HINOJOSA


EDUARDO HINOJOSA

SWORN AND SUBSCRIBED TO BEFORE ME by HECTOR MANUEL HINOJOSA on May 30, 2013.



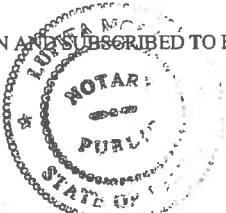
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NOTARY PUBLIC - STATE OF IDAHO

SWORN AND SUBSCRIBED TO BEFORE ME by ROSAISELA HINOJOSA on May 30, 2013.



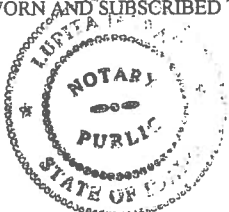
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NOTARY PUBLIC - STATE OF IDAHO

SWORN AND SUBSCRIBED TO BEFORE ME by RAMIRO HINOJOSA on May 30, 2013.



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NOTARY PUBLIC - STATE OF IDAHO

SWORN AND SUBSCRIBED TO BEFORE ME by EDUARDO HINOJOSA on June 5, 2013.



[Signature]
NOTARY PUBLIC - STATE OF IDAHO

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: May 1, 2013

TO: SELLER: HECTOR MANUEL HINOJOSA AND WIFE, ROSAISELA HINOJOSA,
RAMIRO HINOJOSA, a single person; and EDUARDO HINOJOSA, a single person

BUYER: THE COUNTY OF HIDALGO

FROM: VALLEY LAND TITLE CO.

PROPERTY: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

This is to give you notice that VALLEY LAND TITLE CO. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE CO. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE CO. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE CO. on all real estate related closings.

HIDALGO COUNTY PROPERTY TAX SERVICE will charge \$55.00 for the first tax account and \$20.00 for each additional tax account from the various taxing authorities, plus tax. THERE MAY BE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES OR YOU MAY SECURE TAX CERTIFICATES FROM THE VARIOUS TAXING AUTHORITIES ON YOUR OWN AND DELIVER THEM TO VALLEY LAND TITLE CO. THE NORMAL FEE PAID TO EACH TAXING AUTHORITY IS \$10.00 FOR EACH TAX ACCOUNT AND THERE ARE USUALLY 2 TO 4 TAXING AUTHORITIES TAXING YOUR PROPERTY. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

I/WE HAVE READ THIS DISCLOSURE FORM, AND UNDERSTAND THAT VALLEY LAND TITLE CO. IS REFERRING ME/US TO HIDALGO COUNTY PROPERTY TAX SERVICE AND MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS THE RESULT OF THIS REFERRAL.

I prefer to use HIDALGO COUNTY PROPERTY TAX SERVICE PREFER TO OBTAIN TAX CERTIFICATES ON MY OWN AND AGREE TO DELIVER THE SAME TO VALLEY LAND TITLE CO. PRIOR TO CLOSING.

SELLER:


HECTOR MANUEL HINOJOSA


ROSAISELA HINOJOSA


RAMIRO HINOJOSA


EDUARDO HINOJOSA

BORROWER:

THE COUNTY OF HIDALGO

By: 
JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT

TAX PRORATION AGREEMENT

Date: May 1, 2013

Re: GF# 130797

Property: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

CURRENT AD VALOREM TAXES FOR PERIOD 1-1 TO 12-31:

(These taxes are due 1-1 the following year and are delinquent if not paid before 2-1 of said year, but may be paid as early as 10-1 of the current year, with certain taxing bodies)

Account No.: H3830-00-000-0029-00

STATE & COUNTY	\$131.73	\$51.25
EDINBURG ISD INDEPENDENT SCHOOL DISTRICT	\$182.50	\$71.00
CITY OF N/A	\$	\$
HIDALGO COUNTY IRRIGATION DISTRICT #	\$	\$

BOND TAX / BENEFIT TAX / REHAB. TAX _____

TOTAL CURRENT AD VALOREM TAXES \$314.23

142 days due by Seller to Buyer \$122.25
365

HIDALGO COUNTY IRRIGATION DISTRICT # _____ \$
FLAT RATE

Flat Rate & Assessment paid in advance to _____
(Flat Rate & Assessment is payable for one year in
advance each _____).

_____ days due by _____ to _____ \$
365 _____


NET TAX PRORATION DUE 01/01/13 THRU 05/01/13 \$122.25


The Undersigned hereby acknowledge their approval of the tax prorations set out above. They understand that the tax figures set out above and the reserves calculated on the closing statement are based on figures supplied by the taxing authorities named above and in the event that the actual tax figures for the year prorated prove to be different, resulting in the necessity for adjustment, the undersigned agree and consent to make appropriate adjustments between themselves, and Valley Land Title Company shall have no responsibility in this regard.


Seller recognizes their responsibility for all taxes prior to the date of closing of the subject transaction. Should it develop at a later date, that taxes other than those collected at closing are due for prior years, Seller agrees to make full settlement to Valley Land Title Company.


Purchaser recognizes their responsibility for current year taxes. Further, **PURCHASER AGREES TO CONTACT ALL TAXING AUTHORITIES AND THE APPRAISAL DISTRICT TO NOTIFY THEM OF THE CHANGE IN OWNERSHIP OF SUBJECT PROPERTY TO ASSURE PROPER RECEIPT OF FUTURE TAX NOTICES.**

SELLER:


HECTOR MANUEL HINOJOSA


ROSAISELA HINOJOSA


RAMIRO HINOJOSA


EDUARDO HINOJOSA

BUYER:

THE COUNTY OF HIDALGO

By: _____
JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT.

TAX PRORATION AGREEMENT

Date: May 1, 2013

Re: GF# 130,797

Property: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

CURRENT AD VALOREM TAXES FOR PERIOD 1-1 TO 12-31:

(These taxes are due 1-1 the following year and are delinquent if not paid before 2-1 of said year, but may be paid as early as 10-1 of the current year, with certain taxing bodies)

Account No.: H3830-00-000-0029-00

STATE & COUNTY	\$131.73	\$ 51.25
EDINBURG ISD INDEPENDENT SCHOOL DISTRICT	\$182.50	\$ 71.00
CITY OF N/A	\$	\$
HIDALGO COUNTY IRRIGATION DISTRICT #	\$	\$
BOND TAX / BENEFIT TAX / REHAB. TAX _____		
TOTAL CURRENT AD VALOREM TAXES	\$	
121 days due by Seller to Buyer 365		\$122.25

HIDALGO COUNTY IRRIGATION DISTRICT # _____ \$314.23
FLAT RATE

Flat Rate & Assessment paid in advance to _____
(Flat Rate & Assessment is payable for one year in advance each _____).

_____ days due by _____ to _____ \$ _____
365 _____


NET TAX PRORATION DUE 01/01/13 THRU 05/01/13 \$ 122.25

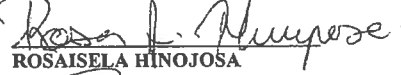
The Undersigned hereby acknowledge their approval of the tax prorations set out above. They understand that the tax figures set out above and the reserves calculated on the closing statement are based on figures supplied by the taxing authorities named above and in the event that the actual tax figures for the year prorated prove to be different, resulting in the necessity for adjustment, the undersigned agree and consent to make appropriate adjustments between themselves, and Valley Land Title Company shall have no responsibility in this regard.


Seller recognizes their responsibility for all taxes prior to the date of closing of the subject transaction. Should it develop at a later date, that taxes other than those collected at closing are due for prior years, Seller agrees to make full settlement to Valley Land Title Company.


Purchaser recognizes their responsibility for current year taxes. Further, PURCHASER AGREES TO CONTACT ALL TAXING AUTHORITIES AND THE APPRAISAL DISTRICT TO NOTIFY THEM OF THE CHANGE IN OWNERSHIP OF SUBJECT PROPERTY TO ASSURE PROPER RECEIPT OF FUTURE TAX NOTICES.

SELLER:


HECTOR MANUEL HINOJOSA

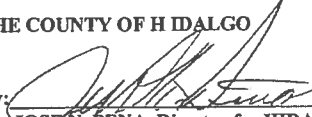

ROSAISELA HINOJOSA


RAMIRO HINOJOSA


EDUARDO HINOJOSA

BUYER:

THE COUNTY OF HIDALGO

By: 
JOSE N. PENA, Director for HIDALGO COUNTY RIGHT-OF-WAY DEPT.

L. G. 'JERRY' CANALES

ATTORNEY AT LAW
217 W. Cano, Edinburg, Texas 78539
(956) 383-2708

ATTORNEY REPRESENTATION AND FEE LETTER

The legal documents needed for this closing have been prepared by the law office of L.G. 'JERRY' CANALES. The legal fees for preparation of the documents are based on the customary fees charged for document preparation in similar transactions. Mr. Canales has undertaken to prepare documents only, and has not in any way undertaken to assist or advise the seller or buyer about this transaction or the documents executed in connection with it.

All documents were prepared by Mr. Canales based on information provided to him by third parties (e.g. the earnest money contract, title commitment and loan closing instructions), and he has not made any independent effort to verify this information.

Mr. Canales may have prepared the legal documents for both seller and buyer and may also have given legal advice to Valley Land Title Company concerning this transaction. Under the strict rules which lawyers must follow to avoid conflicts of interest, he has determined that he would be able to prepare the documents in such a case.

We agree to pay the fees charged by Mr. Canales for document preparation as shown on the closing statement and acknowledge that we have been given the opportunity to have our own attorney review the documentation.

SELLER:


HECTOR MANUEL HINOJOSA

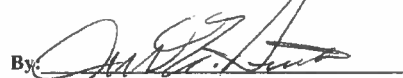

ROSAISELA HINOJOSA


RAMIRO HINOJOSA


EDUARDO HINOJOSA

BUYER:

THE COUNTY OF HIDALGO

By: 
JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT.

Date: May 1, 2013
GF# 130,797

NONFOREIGN AFFIDAVIT--INDIVIDUAL
(Pursuant to 26 U.S.C. Sec. 1445
& Treas. Reg. Sec 1.1445-2(b) (2) (iii))

Date: May 1, 2013

Transferor: HECTOR MANUEL HINOJOSA AND WIFE, ROSAISELA HINOJOSA,
RAMIRO HINOJOSA, a single person; and EDUARDO HINOJOSA, a single person

Transferor's Home Address (including county): 806 S. 25th St.
Nampa, Canyon County, ID 83686

Transferor's U.S. Taxpayer Identification Number: 449-57-9445

Transferee: THE COUNTY OF HIDALGO

Property: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.


Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform Transferee that withholding of tax is not required upon my disposition of a U.S. real property interest, I swear on oath that the contents of this affidavit are true.

I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.


HECTOR MANUEL HINOJOSA

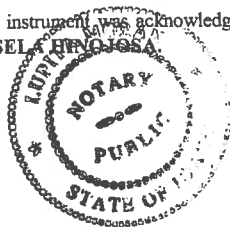

ROSAISELA HINOJOSA

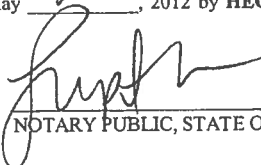
(Acknowledgment)

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 30, 2012 by HECTOR MANUEL HINOJOSA and ROSAISELA HINOJOSA




NOTARY PUBLIC, STATE OF IDAHO

NONFOREIGN AFFIDAVIT--INDIVIDUAL
(Pursuant to 26 U.S.C. Sec. 1445
& Treas. Reg. Sec 1.1445-2(b) (2) (iii))

Date: **May 1, 2013**

Transferor: **RAMIRO HINOJOSA**

Transferor's Home Address (including county): **806 S. 25th St.
Nampa, Canyon County, ID 83686**

Transferor's U.S. Taxpayer Identification Number: **640-32-4130**

Transferee: **THE COUNTY OF HIDALGO**

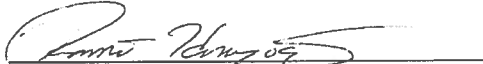
Property: **All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform Transferee that withholding of tax is not required upon my disposition of a U.S. real property interest, I swear on oath that the contents of this affidavit are true.

I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.

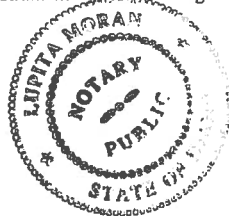

RAMIRO HINOJOSA

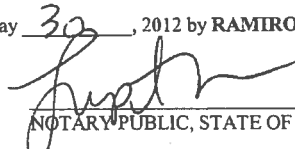
(Acknowledgment)

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 30, 2012 by RAMIRO HINOJOSA.




NOTARY PUBLIC, STATE OF IDAHO

NONFOREIGN AFFIDAVIT—INDIVIDUAL
(Pursuant to 26 U.S.C. Sec. 1445
& Treas. Reg. Sec 1.1445-2(b) (2) (iii))

Date: May 1, 2013

Transferor: EDUARDO HINOJOSA

Transferor's Home Address (including county): 806 S. 25th St.
Nampa, Canyon County, ID 83686

Transferor's U.S. Taxpayer Identification Number: 638-44-8280

Transferee: THE COUNTY OF HIDALGO

Property: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform Transferee that withholding of tax is not required upon my disposition of a U.S. real property interest, I swear on oath that the contents of this affidavit are true.

I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.

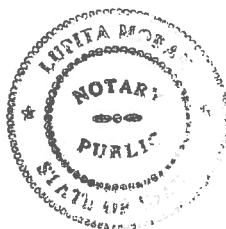

EDUARDO HINOJOSA

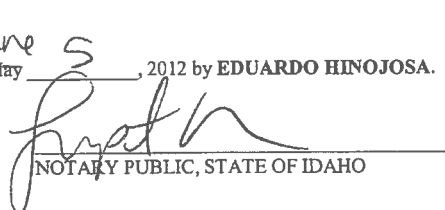
(Acknowledgment)

STATE OF IDAHO

COUNTY OF CANYON

This instrument was acknowledged before me on May 5, 2012 by EDUARDO HINOJOSA.




NOTARY PUBLIC, STATE OF IDAHO

**NOTICE TO PURCHASERS
DEED RESTRICTIONS**

STATE OF TEXAS

COUNTY OF HIDALGO

The real property described below, which you are purchasing is subject to deed restrictions recorded in Hidalgo County, Texas as set out in Schedule B of the Title Commitment.

All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.


The undersigned acknowledge that they have been furnished with a copy of said restrictive covenants and further acknowledge that we have been furnished with a copy of the Owner's Title Policy Commitment.

We further acknowledge that we have been advised that if there are any matter in either the restrictive covenants or the Owner's Title Policy Commitment which we do not understand, that we should seek legal counsel of our own choosing for an explanation of the legal significance and effect that these matters may have on our property.

We agree that the owner's Title Policy, which will be issued by Valley Land Title Company, covering the above described real property will be issued on the promulgated Texas Form which contains the standard printed exceptions and those special exceptions set out on Schedule B of the above referenced Owner's Title Policy Commitment.

BUYER:

THE COUNTY OF HIDALGO

By: 
**JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT**

Date: May 1, 2013

NOTIFICATION OF TAXING AUTHORITIES

GF#130,797

RE: All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Please be advised that tax statements will continue to be sent to the previous owner. In order for tax statements to be sent to you, upon receipt of the recorded Warranty Deed which is mailed to you directly from the Hidalgo County Clerk's office, you need to take it to the following office so that they can change their records accordingly:

Hidalgo County Appraisal District
4405 S. Professional Drive
Edinburg, Texas 78539

This information will also need to be given to any Water District which affects the property.

PLEASE NOTE THAT IT IS THE NEW OWNERS RESPONSIBILITY TO NOTIFY THE APPRAISAL DISTRICT AND WATER DISTRICT OF THE CHANGE OF OWNERSHIP. FAILURE TO DO SO MAY RESULT IN PENALTY AND INTEREST CHARGES BEING ADDED TO YOUR TAX STATEMENTS FOR LATE PAYMENT.

The undersigned hereby acknowledges receipt of this notice on May _____, 2013.

BUYER:

THE COUNTY OF HIDALGO


By: 
JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT

BUYER'S ACCEPTANCE OF DEED

The undersigned Buyer hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges that same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

BUYER:

THE COUNTY OF HIDALGO

By: 

**JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT**

DATED: May 1, 2013

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 130,797

TO: VALLEY LAND TITLE CO.

AGENT FOR: ALLIANT NATIONAL TITLE INSURANCE CO.

Gentlemen:

I/We THE COUNTY OF HIDALGO, have this day purchased from HECTOR MANUEL HINOJOSA AND WIFE, ROSAISELA HINOJOSA, RAMIRO HINOJOSA, a single person; and EDUARDO HINOJOSA, a single person (if married spouse should join in Deed) the following described property in Hidalgo County, Texas, to-wit:

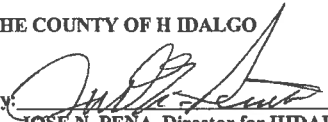
All of Lot 29, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

I/We waive inspection and hereby accept a policy showing the exception "Right of Parties in Possession".

EXECUTED on May _____, 2013.

BUYER:

THE COUNTY OF HIDALGO

By: 
JOSE N. PENA, Director for HIDALGO
COUNTY RIGHT-OF-WAY DEPT

