

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 158093	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			
7. <input checked="" type="checkbox"/> Cash Sale.					

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 Hidalgo County 902 North Doolittle Edinburg, TX 78542	E. Name & Address of Seller NASK Investments, LLC, a Limited Liability Company 6565 N. Macarthur Blvd., Suite 225 Irving, TX 75039	F. Name & Address of Lender
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G. Property Location Alamo Land And Sugar Company, Lot 11, Block 56, Hidalgo County 3915 S. Alamo Road Parcel 8 Edinburg, TX 78539	H. Settlement Agent Name Valley Land Title Co. 6013 N. 10th Street McAllen, TX 78504 Tax ID: 20-4064406 Underwritten By: WFG National Title Insurance Company	I. Settlement Date Fund:
	Place of Settlement Valley Land Title Company 217 W. Cano Edinburg, TX 78539	

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	\$14,063.35	401. Contract Sales Price	\$14,063.35
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,637.00	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	\$15,700.35	420. Gross Amount Due to Seller	\$14,063.35
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 to	
205.		505. Payoff of second mortgage loan to	
206.		506. Property Taxes Due (Estimated)	\$13,233.04
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	\$0.00	520. Total Reduction Amount Due Seller	\$13,233.04
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$15,700.35	601. Gross Amount due to seller (line 420)	\$14,063.35
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$13,233.04
303. Cash From Borrower	\$15,700.35	603. Cash To Seller	\$830.31

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price *		\$14,063.35	@ % = \$0.00	Borrower's Funds at Settlement	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 @ \$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 @	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, Attorney at Law		\$325.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:)					
1108.	Title insurance	to Valley Land Title Company		\$328.00	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$14,063.35/\$328.00			
1111.	Escrow fee	to Valley Land Title Company		\$700.00	
1112.	State of Texas Policy Guaranty Fee.	to Valley Land Title Company Guaranty Fee Escrow Account		\$2.00	\$0.00
1113.	Tax Service Fee	to Hidalgo County Property Tax Service		\$55.00	
1114.	Courier/Overnight Fee	to Valley Land Title Company		\$14.00	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$44.00 ; Mortgage ; Rel \$44.00	to Valley Land Title Company	\$88.00	
1202.	City/county tax/stamps	Deed ; Mortgage	to		
1203.	State tax/stamps	Deed ; Mortgage	to		
1204.		to			
1300. Additional Settlement Charges					
1301.	Mobile Notary	to BancServ, Inc.		\$125.00	
1302.	Pest Inspection	to			
1303.	County, City and School Taxes	to			
1304.	HOA Transfer Fee	to			
1305.	Home Warranty	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,637.00	

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.

INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS

(Seller Or Owner-Borrower)

GF# 158093

SUBJECT PROPERTY: PARCEL NO. 8

A 0.23 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 56, ALIMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 11, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2865437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF LOT 11, AND THE SOUTHWEST CORNER OF THIS TRACT. THENCE; N 08°31' 51" E, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 132.00 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, ALONG THE SOUTH LINE OF LOS MIRASOLES SUBDIVISION No .2, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, A DISTANCE OF 132.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 11 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 11, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 OF AN ACRE OF LAND MORE OR LESS.

NOTE: The company does not represent that the above acreage or square footage calculations are correct.

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	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.

NASK Investments, LLC

By: _____
Koteswar Rao Gajavelli, Managing Member

SWORN AND SUBSCRIBED TO BEFORE ME by Koteswar Rao Gajavelli, Managing Member, NASK Investments, LLC a Limited Liability Company on the ____ day of January, 2020.

Notary Public, State of Texas

Printed name of Notary:
My Commission expires: _____

NO PRORATION AGREEMENT

WHEREAS, NASK Investments, LLC, a Limited Liability Company, hereinafter referred to as SELLER has this day sold to Hidalgo County, hereinafter referred to as PURCHASER, the following described property, to-wit:

PARCEL NO. 8

A 0.23 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 11, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2865437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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SELLER and PURCHASER acknowledge that PURCHASER is a political subdivision of the State of Texas and is not subject to ad valorem taxes. Consequently, taxes will not be prorated and SELLER shall be fully and solely responsible for taxes for the year 2019 up and to the date of closing.

EXECUTED this _____ day of January, 2020.

SELLER

BUYER

NASK Investments, LLC

HIDALGO COUNTY

By: _____
Koteswar Rao Gajavelli, Managing Member

By: _____
Valde Guerra, Executive Officer

VALLEY LAND TITLE COMPANY, LTD.

612 W. Nolana Ave. Suite 570

McALLEN, TEXAS 78504

(956) 687-7763

FAX (956) 217-3190

ACCEPTANCE OF TITLE POLICY EXCEPTIONS

GF NO. 158093

Gentlemen:

We agree that the Owner's Title Policy you are to issue covering:

PARCEL NO. 8

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

will be on the usual Texas form which contains the following printed exceptions:

1. Restrictive covenants affecting the land described or referred to on Schedule B of the Title Commitment as
(Deleted)
2. Any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments, or any overlapping of improvements.
3. Standby fees and taxes for the year 2019 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

and that the policy to be issued on this particular transaction will contain the following special exceptions:

Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Roadways, 15 foot irrigation easement (H.C.I.D. No. 2) along the South side, as shown on the map of Alamo Land and Sugar Company Subdivision, recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas and as shown on survey prepared by Alfonso Quintanilla, R.P.L.S. No. 4856, dated August 17, 2018, Job No. Parcel 8.

Deleted

Deleted

Blanket Right of Way in favor of Hidalgo County Irrigation Drainage District #2 as recorded in Volume 25, Page 312, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 13, 1999, by and between Maria Concepcion Murillo Dominguez aka Connie Dominguez, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, filed on May 25, 1999, under Document Number 777355, Official 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).

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 4, 1999, by and between Concepcion M. Dominguez aka Maria Concepcion Murillo Dominguez aka Connie Dominguez, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, filed on November 4, 1999, under Document Number 820472, Official 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 a Memorandum of Oil and Gas Lease, dated March 4, 1999, filed May 13, 1999 under Document Number 773520 and corrected on November 2, 1999 under Document Number 819759 and unitized under Document Number 888450, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds dated April 17, 1952, recorded in Volume 748, Page 341, Deed Records and dated April 5, 1999, filed April 12, 1999 under Document Number 764379, Official Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Deleted

Rights of parties in possession. (Owner's Policy Only)

Deleted.

Deleted.

Deleted.

Deleted

4. Lien or liens created or assumed in conjunction with this transaction, if any.

5. Rights of parties in possession.

Since the title company examines only the record title and does not actually see the property, we hereby waive inspection by the title company of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

Hidalgo County

By: Valde Guerra, Executive Officer

Date: January ____, 2020

NOTIFICATION OF TAXING AUTHORITIES

GF# 158093

RE: PARCEL NO. 8

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

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 our office, you need to take it to the following office so that they can change their records accordingly:

Hidalgo County Appraisal District
4405 South Professional Drive (West of Bert Ogden on Trenton Road)
Edinburg, Texas 78539
WWW.HIDALGOAD.ORG
(956) 381-8466

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 the _____ day of January, 2020.

Hidalgo County

By: Valde Guerra, Executive Officer

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:

Hidalgo County

By: Valde Guerra, Executive Officer

DATED: January ____, 2020

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 158093

TO: VALLEY LAND TITLE COMPANY, LTD.

AGENT FOR: WFG National Title Insurance Company

Gentlemen:

I/We, Hidalgo County have this day purchased from NASK Investments, LLC, a Limited Liability Company (if married spouse should join in Deed) the following described property in Hidalgo County, Texas, to-wit:

PARCEL NO. 8

A 0.23 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 11, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2865437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

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

EXECUTED on the ____ day of January, 2020.

BUYER:

Hidalgo County

By: Valde Guerra, Executive Officer

AGREEMENT AS TO ROLLBACK TAXES

DATE: January ____, 2020
GF# 158093

The undersigned are the purchasers of the following described property;

PARCEL NO. 8

A 0.23 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 56, ALIMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 11, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2865437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF LOT 11, AND THE SOUTHWEST CORNER OF THIS TRACT. THENCE; N 08°31' 51" E, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 132.00 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, ALONG THE SOUTH LINE OF LOS MIRASOLES SUBDIVISION No .2, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, A DISTANCE OF 132.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 11 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 11, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 OF AN ACRE OF LAND MORE OR LESS.

NOTE: The company does not represent that the above acreage or square footage calculations are correct.

The undersigned have been advised that this property is subject to an agricultural exemption and rollback taxes. The undersigned are aware that if the use of the property is changed from its present use then it could possibly be subject to rollback taxes from the various tax offices. The purchasers agree to assume any and all responsibility and liability for such rollback taxes, if any, with regard to this property, with no liability on the part of the Sellers or VALLEY LAND TITLE COMPANY, LTD.

WITNESS OUR HAND on the ____ day of January, 2020.

BUYER:

Hidalgo County

By: Valde Guerra, Executive Officer

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: January ____, 2020

TO: NASK Investments, LLC, a Limited Liability Company; AND
Hidalgo County

FROM: VALLEY LAND TITLE COMPANY, LTD.

PROPERTY:
PARCEL NO. 8

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This is to give you notice that VALLEY LAND TITLE COMPANY, LTD. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE COMPANY, LTD. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE COMPANY, LTD. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE COMPANY, LTD. 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 COMPANY, LTD. 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 COMPANY, LTD. 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 COMPANY, LTD. PRIOR TO CLOSING.

NASK Investments, LLC

Hidalgo County

By _____
Koteswar Rao Gajavelli, Managing Member

By _____
Valde Guerra, Executive Officer

Nonforeign Affidavit—Entity

Date: January ____, 2020

Transferor: NASK Investments, LLC, a Limited Liability Company

Transferor's Office Address: 6565 N. Macarthur Blvd., Suite 225
Irving, _____, County, TX 75039

Transferor's U.S. Taxpayer Identification Number: _____

Transferee: Hidalgo County

Property:
PARCEL NO. 8

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Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes, including purposes of section 1445, the owner of a disregarded entity that has legal title to a U.S. real property interest under local law will be the transferor of the property and not the disregarded entity. To inform Transferee that withholding of tax is not required on the disposition of a U.S. real property interest by Transferor, I certify on behalf of Transferor that the contents of this affidavit are true.

Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

Transferor is not a disregarded entity as defined in Treasury Regulation § 1.1445-2(b)(2)(iii).

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained in this affidavit 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, and I further declare that I have authority to sign this document on behalf of Transferor.

NASK Investments, LLC

By: _____
Koteswar Rao Gajavelli, Managing Member

Substitute Form 1099-S
Proceeds from Real Estate Transactions

Tax Year: _____ (OMB No. 1545-0997)

Settlement Agent Name and Address	Seller/Transferor's Name and Address
Valley Land Title Co. 6013 N. 10th Street McAllen, TX 78504 (956) 687-7763	NASK Investments, LLC, a Limited Liability Company 6565 N. Macarthur Blvd., Suite 225 Irving, TX 75039

Settlement Agent/Filer's Federal ID Number	Seller/Transferor's Taxpayer ID Number
20-4064406	

Transaction Information	
1. Date of Closing	January ____, 2020
2. Gross Proceeds	\$14,063.35
3. Address or legal description	3915 S. Alamo Road Parcel 8 Edinburg, TX 78539
4. Check here if the transferor received or will receive property or services as part of the consideration	<input type="checkbox"/>
5. Check here if the transferor is a foreign person (nonresident alien, foreign partnership, foreign state, or foreign trust)	<input type="checkbox"/>
6. Buyer's part of real estate tax	\$0.00

This 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 may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

You are required by law to provide the Settlement Agent with your correct Tax Payer Identification Number. If you do not provide the Settlement Agent with your correct Tax Payer Identification Number, you may be subject to civil or criminal penalties imposed by law.

Under penalties of perjury, I certify that the number shown above on this statement is my correct Tax Payer Identification Number. I acknowledge receipt of a copy of this statement.

NASK Investments, LLC, a Limited Liability Company

By: _____ Date _____

Name on SS Card: () Same as above Other: _____

(Keep for your records.)

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**, Capital Gains and Losses.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a Federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990, and
- You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See **Box 4**.

Box 3. Shows the address or a legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "other income" line of Form 1040. For more information, see Pub. 523, Pub. 525, and Pub. 530.

INFORMATION REQUIRED FOR FORM 1099-S
(Solicitation and Certification)

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

Settlement Agent: Valley Land Title Co.

GF#: 158093

Property Subject to Transfer:

PARCEL NO. 8

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Seller/Transferor Name and Forwarding Address:

Seller's Name: ___NASK Investments_____

Permanent/Forwarding Address: ___6565 N. Macarthur Blvd. Ste 225_____

City, State, Country, Zip: ___Irving, TX 75039_____

Current address (if different): _____

City, State, Country, Zip: _____

Seller/Transferor Status:

Individual or Sole Proprietor

Corporation

Partnership

Other, describe: _____

Limited liability company. Enter the tax classification: _____

(D=disregarded entity, C=corporation, P=partnership)

Seller/Transferor Taxpayer ID Number:

Social Security Number (SSN): _____

Employer Identification Number (EIN): _____

Individual Taxpayer Identification Number (ITIN): _____N/A_____

Seller is required by law to provide the correct taxpayer identification number (TIN). The TIN provided must match the name given, Seller's Name. For individuals, this is your social security number (SSN). For a resident

alien not eligible to get a SSN, it is your IRS individual taxpayer identification number (ITIN). For other entities, it is your employer identification number (EIN).

UNDER PENALTIES OF PERJURY, I CERTIFY THAT I am a U.S. person [which includes a citizen, partnership, corporation, company or association created in the U.S. or under the laws of the U.S.; an estate (other than a foreign estate); or a domestic trust (as defined in IRS regulations)] or a U.S. resident alien and the number shown on this statement is my correct taxpayer identification number.

Seller's signature: _____ Date: ___01/___/2020___

UNDER PENALTIES OF PERJURY, I CERTIFY THAT I AM NOT A U.S. person or U.S. resident alien (or I am acting on behalf of a foreign corporation, partnership, estate or trust) and do not have a U.S. Taxpayer identification number.

Seller's signature: _____ Date: ___01/___/2020___

SELLER PROCEEDS INSTRUCTIONS
(Instructions and Agreement)

GF No.: 158093

Date: January ____, 2020

Seller: NASK Investments, LLC

Property Address: 3915 S. Alamo Rd., Edinburg, TX 78539

Escrow Agent: Stephanie Garcia/pg, Valley Land Title Co.

We, the undersigned Sellers, do hereby agree and instruct Escrow Agent to disburse the Seller's Net Proceeds in the following manner:

- WIRE TRANSFER PROCEEDS:** (Attach "voided" check)
Note: Escrow Agent does not agree to wire funds out unless the Buyer and any Lender deliver funds to close by wire transfer.
Note: Your bank may deduct an incoming wire transfer fee.

Bank Name: _____
 City & State of Bank: _____
 ABA Routing No.: _____
 Account No.: _____
 Customer Acct. Name (s): _____
Account name must match seller's name
 Address on Acct.: _____
Investment Accounts – Obtain wiring instructions from your account representative.

- PICK UP CHECK:** Call Seller at _____

- CUT A CHECK AND THE FOLLOWING PERSON WILL PICK IT UP FOR ME/US:**
 Name: _____
 Phone #: _____

- MAIL CHECK TO SELLER AT ADDRESS SHOWN BELOW**

- OVERNIGHT CHECK:** (an overnight delivery fee will be deducted from proceeds)

- SPLIT PROCEEDS:** (Provide pick-up, wire, or mailing instructions for each check.)

Payee (Must be a Seller)	Amount
Total	\$

I/We hereby authorize and instruct Escrow Agent to disburse the proceeds in the manner described above.

NASK Investments, LLC

By: _____
Koteswar Rao Gajavelli, Managing Member

Seller(s) Mailing Address: _____

Seller(s) Phone Number: _____