

A. Settlement Statement



U.S. Department of Housing and Urban Development

OMB No. 2502-0265 (Page 1)

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv Unins
4. ☐ VA 5. ☒ Conv Ins.

6. File Number
1-04-8

7. Loan Number

8. Mortgage Ins Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower
BOONE PICKENS
260 PRESTON COMMONS WEST
8117 PRESTON ROAD
DALLAS, TX 75225

E. Name, Address, and Tax ID Number of Seller
JOHN WAYNE DENISON
14071 FM 617
RULE, TX 78547
Tax ID # [REDACTED]

F. Name and Address of Lender
PLAINSCAPITAL BANK
2911 TURTLE CREEK BLVD., SUITE 1300
DALLAS, TX 75219

G. Property Location (Complete address, including legal description, if necessary)
655 Acres, More or Less, H&TC RR SUR, BLK D, SEC 155, No. 297,
Stonewall County
ASPERMONT, TX 79502
See Addendum

H. Settlement Agent Name, Address and Tax ID Number
CONSOLIDATED ABSTRACT CO., INC.
PO BOX 569
ASPERMONT, TX 79502 Tax ID: 75-2622122

I. Settlement Date
3/29/04

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. **Contract Sales Price**

102. Personal Property

103. Settlement Charges to borrower

104. **BUYER PREMIUM 7% to Kruse International**

105. **ACCT @ PLAINSCAPITAL BANK**

Adjustments for items paid by seller in advance

106. City property taxes thru

107. County property taxes thru

108. Annual assessments thru

109. School property taxes thru

110. MUD taxes thru

111. Other taxes thru

112. [REDACTED]

113. [REDACTED]

114. [REDACTED]

115. [REDACTED]

116. [REDACTED]

120. Gross Amount Due From Borrower

\$1,996,637.24

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price

402. Personal Property

403. [REDACTED]

404. [REDACTED]

405. [REDACTED]

Adjustments for items paid by seller in advance

406. City property taxes thru

407. County property taxes thru

408. Annual assessments thru

409. School property taxes thru

410. MUD taxes thru

411. Other taxes thru

412. [REDACTED]

413. [REDACTED]

414. [REDACTED]

415. [REDACTED]

416. [REDACTED]

420. Gross Amount Due to Seller

\$1,677,500.00

L. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money

202. Principal amount of new loan(s)

203. Existing loan(s) taken subject to

204. Commitment fee

205. [REDACTED]

206. [REDACTED]

207. [REDACTED]

208. [REDACTED]

209. [REDACTED]

Adjustments for items unpaid by seller

210. City property taxes thru

211. County property taxes 01/01/04 thru 03/29/04

212. Annual assessments thru

213. School property taxes 01/01/04 thru 03/29/04

214. MUD taxes thru

215. Other taxes thru

216. [REDACTED]

217. [REDACTED]

218. [REDACTED]

219. [REDACTED]

220. Total Paid By/For Borrower

\$1,996,637.24

M. Reductions in Amount Due to Seller

501. Excess Deposit

502. Settlement Charges to Seller (line 1400)

503. Existing Loan(s) Taken Subject to

504. **ADVERTISING REIMBURSEMENT**

505. **FEDERAL TAX LIEN**

506. **STATE TAX LIEN**

507. **COUNTY TAXES**

508. **SCHOOL TAXES**

509. **PAYOFF LOANS @ HNB**

Adjustments for items unpaid by seller

510. City property taxes thru

511. County property taxes 01/01/04 thru 03/29/04

512. Annual assessments thru

513. School property taxes 01/01/04 thru 03/29/04

514. MUD taxes thru

515. Other taxes thru

516. [REDACTED]

517. [REDACTED]

518. [REDACTED]

519. [REDACTED]

520. Total Reduction Amount Due Seller

\$1,150,813.47

N. Cash At Settlement From/To Borrower

300. Cash Amount due from borrower (line 120)

301. Amounts paid by/for borrower (line 220)

303. Cash Borrower

\$1,996,637.24

\$1,996,637.24

\$0.00

O. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)

602. Less reductions in amt. due seller (line 520)

603. **Cash To Seller**

\$1,677,500.00

\$1,150,813.47

\$526,686.53

L. Settlement Charges

700. Total Sales/Broker's Commission based on price		\$1,677,500.00	@5%	-583,875.00		
Division of Commission (line 700) as follows:						
701. \$67,100.00	to	KRUSE INTERNATIONAL			Paid From Borrower's Funds at Settlement	
702. \$16,775.00	to	TEXAS STAR			Paid From Seller's Funds at Settlement	
703. Commission Paid at Settlement						
800. Items Payable in Connection with Loan						\$83,875.00
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					
808. FLOOD CERTIFICATION FEE	to	PLAINSCAPITAL BANK				
809. DOCUMENT PREPARATION	to	SETTLEPOU		\$15.00		
900. Items Required by Lender To Be Paid in Advance					\$1,875.00	
901. Interest from	to	@ \$0.0000	/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 @	\$297.23	per month			
1005. Annual assessments	months @		per month			
1006. School property taxes	months @	\$289.55	per month			
1007. MUD taxes	months @		per month			
1008. Other taxes	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					
1106. Notary fees	to					
1107. Attorney's fees	to					
(includes above items numbers:						
1108. Title insurance	to	CONSOLIDATED ABSTRACT CO., INC.		\$2,500.50	\$9,521.00	
(includes above items numbers:						
1109. Lender's coverage		\$1,944,925.00/\$2,500.50				
1110. Owner's coverage		\$1,677,500.00/\$9,521.00				
1111. Escrow fee	to	CONSOLIDATED ABSTRACT CO., INC.				
1112. State of Texas Policy Guaranty Fee	to	TEXAS TITLE INSURANCE GUARANTY ASSOCIATION		\$400.00	\$400.00	
1200. Government Recording and Transfer Charges					\$1.00	\$1.00
1201. Recording Fees	Deed \$13.00 ; Mortgage \$47.00 ; Releases \$11.00					
1202. City/county tax/stamps	Deed ; Mortgage to			\$60.00	\$11.00	
1203. State tax/stamps	Deed ; Mortgage to					
1204. Tax certificates	to	CONSOLIDATED ABSTRACT CO., INC.				
1205. RECORDING FEE FOR POA & AFFIDAVIT	to	STONEWALL COUNTY CLERK - BELINDA PAGE			\$18.00	
1206. RECORDING FEE FOR RELEASE OF LIENS	to	STONEWALL COUNTY CLERK - BELINDA PAGE		\$13.00		
1300. Additional Settlement Charges						\$18.00
1301. Survey	to					
1302. Pest Inspection	to					
1303. Copies	to	CONSOLIDATED ABSTRACT CO., INC.				
1304. Courier Fees	to	CONSOLIDATED ABSTRACT CO., INC.		\$153.00		
1305. Fax Fees	to	CONSOLIDATED ABSTRACT CO., INC.		\$30.00	\$60.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$5,047.50	\$93,904.00

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.

Boone Pickensby
BOONE PICKENSBY RONALD D. BASSETT, ATTORNEY-IN-FACT

John Wayne Denison
JOHN WAYNE DENISON

SETTLEMENT AGENT CERTIFICATION
D-1 Settlement Statement which I have prepared is a true and accurate statement of this transaction. I have caused the funds to be disbursed in accordance with this statement.
John Wayne Denison
Settlement Agent
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.

Seller's Taxpayer Identification Number Solicitation and Certification
You are required by law to provide the Settlement Agent named above with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under Penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.
John Wayne Denison
Seller's Signature
3/29/04
Date

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Addendum to HUD Settlement Statement

Section G - Additional Tracts of Land

658 Acres, More or Less, H&TC RR SUR, BLK D, SEC 156, No. 1229, Stonewall County
ASPERMONT, TX 79502

658 Acres, More or Less, H&TC RR SUR, BLK D, SEC 157, No. 296, Stonewall County
ASPERMONT, TX 79502

629.3 Acres, More or Less, Abstract No. 589, H&TC RR Sur, Blk D, Sec 158, Stonewall County, Texas
ASPERMONT, TX 79502

643.5 Acres, more or less, H&TC RR SUR, BLK D, SEC 159, No. 295, Stonewall County
ASPERMONT, TX 79502

328 Acres, More or Less, E/2, H&TC RR SUR, BLK D, SEC 160, No. 1230, Stonewall County
ASPERMONT, TX 79502

650 Acres, More or Less, H&TC RR SUR, BLK D, SEC 167, No. 291, Stonewall County
ASPERMONT, TX 79502

658.9 Acres, More or Less, H&TC RR SUR, BLK D, SEC 169, No. 290, Stonewall County
ASPERMONT, TX 79502

658 Acres, More or Less, H&TC RR SUR, BLK D, SEC 168, No. 1415, Stonewall County
ASPERMONT, TX 79502

658.9 Acres, More or Less, H&TC RR SUR, BLK D, SEC 170, No. 1545, Stonewall County
ASPERMONT, TX 79502

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