

KING, GUERRA, DAVIS & GARCÍA

a professional corporation

ATTORNEYS AT LAW

P. O. Box 1025

301 E. Tom Landry

Mission, Texas 78572

www.MissionLaw.com

TELEFAX MESSAGE

Date: September 18, 2008
To: HOLLIE BECKMAN
FAX: 612-236-2002
FROM: Darrell Davis
FAX #: 956-585-0628

Re: John P. Shilt and Patricia J. Shilt- Lot 22, Golf View Estates
Phase II, Hidalgo County, Texas.

Here is copy of documents for you to review, if everything is ok, you and your husband can sign wherever your signature is required.

Mr. Shilt made an appointment for closing for September 26th. If this is convenient for you, please mail a Cashier's Check in the amount of ~~\$69,272.53~~, payable to King Guerra, Davis and Garcia, P.C. on or before this date.

Please call me if you have any questions.

Thank You.

Do NOT SIGN
INCORRECT FIGURES
total due AFTER PAID
\$164,851.53 ←
already \$5,000

COPY

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: September 12, 2008

Grantor: JOHN P. SHILT and PATRICIA J. SHILT FAMILY REVOCABLE LIVING TRUST

Grantor's Mailing Address:

7432 Golf Dr.
Mission, Texas 78572

Grantee: JASON B. BECKMAN and HOLLIE J. BECKMAN

Grantee's Mailing Address:

7432 Golf Drive
Mission, Texas 78572

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements): Lot 122, GOLF VIEW ESTATES, PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to map thereof recorded in Volume 30, Page 35, Map Records of Hidalgo County Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1. Restrictions as set out on plat recorded in Volume 30, Page 35 Map Records of Hidalgo County, Texas, recorded in Volume 3095, Page 454, Official Records of Hidalgo County, Texas, and amended by instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 24, 1997, under Clerk's File No. 586607, filed on April 17, 2002, under Clerk's File No. 1073296, filed on May 20, 2002, under Clerk's File No. 1084129, filed on September 2, 2003, under Clerk's File No. 1237942, filed on February 2, 2004, under Clerk's File No. 1292403, filed on March 25, 2004, under Clerk's File No. 1313639, filed on May 5, 2004, under Clerk's File No. 1331427, filed on January 25, 2005, under Clerk's File No. 1427140, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 27, 2008, under Clerk's File No. 1872822, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Rights of Parties in Possession (OWNER'S POLICY ONLY)
3. Agreement dated April 2, 1987, between Jack A. Martin, dba Martin Enterprises, and Rick Martin recorded in Volume 2424 Page 326, Official Records of Hidalgo County, Texas.
4. Utility Easement dated July 13, 1994, granted by Martin Valley Ranches, Inc., in favor of Hidalgo Municipal Utility District No. 1 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 19, 1994, under Clerk's File No. 398653.
5. Agreement dated October 4, 1993 between Central Power and Light Company and James H. Lauderdale, Trustee filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 26, 1994, under Clerk's File No. 416480.
6. A ten foot (10') Utility Easement along the rear of said property as shown on plat recorded in Volume 30, Page 35, Map Records of Hidalgo County, Texas.
7. Easements, rights, rules, and regulations in favor of Hidalgo Municipal Utility District No. 1.
8. Easements, or claims of easements, which are not of public record.
9. A twenty foot (20') Minimum Setback Line along the front of said property as set out on plat recorded in Volume 30, Page 35, Map Records of Hidalgo County, Texas.
10. A ten foot (10') Minimum Setback Line along the rear of said property as set out on plat recorded in Volume 30, Page 35, Map Records of Hidalgo County, Texas.
11. A six foot (6') Minimum Setback Line along the sides of said property as set out on plat recorded in Volume 30, Page 35, Map Records of Hidalgo County, Texas.
12. Oil and Gas Leases in favor of Chevron USA Production Company filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 10, 1996, under Clerk's File

- Nos. 515560, 515561, and 515565. Title to said Leases not checked subsequent to dates of aforesaid instruments.
13. Oil and Gas Leases in favor of Atlantic Richfield Company recorded in Volume 422, Page 830, Oil and Gas Lease Records of Hidalgo County, Texas, and Volume 1899, Page 120, Volume 1899 Page 131, Volume 1902, Page 746, Volume 1907, Page 248, Volume 1907, Page 283, Volume 1932, Page 598, and Volume 1937, Page 979, all in the Official Records of Hidalgo County, Texas, and amended by instrument dated December 20, 1983, recorded in Volume 1932, Page 695, Official Records of Hidalgo County Texas. Title to said Leases not checked subsequent to dates of aforesaid instrument.
 14. All oil, gas, and other minerals underlying said property having been previously reserved and/or conveyed.
 15. Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 17, 2002 under Clerk's File No. 1073296, and amended and filed on May 20, 2002, under Clerk's File No. 1084129, filed on September 2, 2003, under Clerk's File No. 1237942, amended and filed on February 2, 2004, under Clerk's File No. 1292403, filed on March 25, 2004, under Clerk's File No. 1313639, filed on May 5, 2004, under Clerk's File No. 1331427, and filed on January 25, 2005, under Clerk's File No. 1427140.
 16. No building permitted over any easement as set out on plat recorded in Volume 30, Page 35, Map Records of Hidalgo County Texas.
 17. Taxes for the year 2008 and all subsequent years which grantees herein hereby assume and agree to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. When the context requires, singular nouns and pronouns include the plural.

 JOHN P. SHILT, Individually and as trustee of the
 JOHN P. SHILT AND PATRICIA J. SHILT
 FAMILY REVOCABLE LIVING TRUST

 PATRICIA J. SHILT, Individually and as trustee
 of the JOHN P. SHILT AND PATRICIA J.
 SHILT FAMILY REVOCABLE LIVING TRUST

ACKNOWLEDGMENT

**STATE OF TEXAS
 COUNTY OF HIDALGO**

This instrument was acknowledged before me on **September 12, 2008** by **JOHN P. SHILT** and by **PATRICIA J. SHILT**, Individually and as trustees of the **JOHN P. SHILT AND PATRICIA J. SHILT FAMILY REVOCABLE LIVING TRUST**.

 Notary Public

AFTER RECORDING RETURN TO:

**JASON B. BECKMAN AND HOLLIE J.
 BECKMAN
 7432 Golf Drive
 Mission, Texas 78572**

A. SETTLEMENT STATEMENT U. S. Department of Housing and Urban Development OMB APPROVAL NO. 2502-0265 (expires 11/30/2009)

B. TYPE OF LOAN		1. <input type="checkbox"/> FHA		2. <input type="checkbox"/> FmHA		6. FILE NUMBER 40,904		7. LOAN NUMBER	
3. <input checked="" type="checkbox"/> CONV. UNINS.		4. <input type="checkbox"/> VA		5. <input type="checkbox"/> CONV. INS		8. MORTG. INS. CASE NO.			
C. NOTE: This form is a statement of actual settlement costs. Amounts paid by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing.									
D. NAME AND ADDRESS OF BUYER JASON B. BECKMAN HOLLIE J. BECKMAN 7432 Golf Drive Mission, Texas 78572			E. NAME, ADDRESS, AND TIN OF SELLER JOHN P. SHILT PATRICIA J. SHILT 7432 Golf Drive Mission, Texas 78572 Tax ID or Soc. Sec. No.			F. NAME AND ADDRESS OF LENDER			
G. PROPERTY LOCATION Lot 22, Golf View Estates, Phase II, Hidalgo County, Texas (7428 Golf Drive, Mission, TX 78572)			H. SETTLEMENT AGENT King, Guerra, Davis & Garcia, P.C., attorneys PO Box 1025 Mission TX 78572			Tax ID Number 74-2558265			
			I. SETTLEMENT DATE September 17, 2008			FUNDING DATE September 17, 2008			
J. SUMMARY OF BUYER'S TRANSACTION					K. SUMMARY OF SELLER'S TRANSACTION				
100. GROSS AMOUNT DUE FROM BUYER:					400. GROSS AMOUNT DUE TO SELLER:				
101. Contract Sales Price		69,000.00			401. Contract Sales Price		69,000.00		
102. Personal property					402. Personal property				
103. Settlement Charges to BUYER (line 1400)		911.13			403				
104. Option fee in Earnest money contract					404. Option Fee included in Earnest Money Contract deposit				
Adjustments for items paid by SELLER in advance:					Adjustments for items paid by SELLER in advance:				
106. City/town taxes (based on 2007)					406. City/town taxes (based on 2007)				
107. County taxes (based on 2007)					407. County taxes (based on 2007)				
108. School taxes (based on 2007) 238.63					408. School taxes (based on 2007)				
109. Prorate taxes 96 days (Lines 106-108) 1Assessments08)					409. Prorate taxes 96 days (Lines 106-108)				
110. Subdiv dues 350.00 pd to 12/31/08					410. Subdiv dues 350.00 pd to 12/31/08				
111. Prorate dues above-number of days 96		92.05			411. Prorate dues above-number of days 96		92.05		
120. GROSS AMOUNT FROM BUYER/BORROWER:		70,003.18			420. GROSS AMOUNT DUE TO SELLER:		69,092.05		
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:					500. REDUCTIONS IN AMOUNT DUE SELLER:				
201. Earnest money (including any option fee)					501				
202. Principal amount of new loan(s)					502. Settlement charges to SELLER (line 1400)		240.00		
203. Existing loan(s) taken subject to					503. Existing loan(s) taken subject to				
204. Paid directly to SELLER					504. Paid directly to SELLER				
205. Seller Financing-new loan(s)					505. Seller Financing-new loan(s)				
Adjustments for items unpaid by SELLER:					Adjustments for items unpaid by SELLER:				
206. City/town taxes (based on 2007)					506. City/town taxes (based on 2007)		0.00		
207. County taxes (based on 2007)		749.11			507. County taxes (based on 2007)		749.11		
208. School taxes (based on 2007)		238.63			508. School taxes (based on 2007)		238.63		
209. Assessments					509. Assessments				
210. Taxes shown above-days prorated 270		730.66			510. Taxes shown above- days prorated 270		730.66		
220. TOTAL PAID BY/FOR BUYER:		730.66			520. TOTAL REDUCTION OF SELLER		970.66		
300. CASH AT SETTLEMENT FROM/TO BUYER:					600. CASH AT SETTLEMENT TO/FROM SELLER:				
301. Gross amount due from BUYER (line 120)		70,003.18			601. Gross amount due to SELLER (line 420)		69,092.05		
302. Less amounts paid by/for BUYER (line 220)		730.66			602. Less total reductions (line 520)		970.66		
303. <input checked="" type="checkbox"/> CASH FROM BUYER		69,272.53			603. <input checked="" type="checkbox"/> CASH TO SELLER		68,121.40		

CERTIFICATION: I have carefully reviewed this Settlement Statement and to the best of my knowledge and belief, it is an 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 copy of the HUD-1 Settlement Statement.

JOHN P. SHILT, Seller

PATRICIA J. SHILT, Seller

JASON B. BECKMAN, Buyer

HOLLIE J. BECKMAN, Buyer

This Settlement Statement which I have prepared is a true account of the funds disbursed or to be disbursed by me as part of the settlement of this transaction.

Settlement Agent

RIGHTS OF PARTIES IN POSSESSION WAIVER

DATE: September 15, 2008

GF# 3132795

TITLE POLICY FACE AMOUNT: \$ 69,000.00

TO: SIERRA TITLE CO.
3401 N. 10TH STREET
McALLEN, TEXAS 78504

FROM: JASON B. BECKMAN and HOLLIE J. BECKMAN
(Name of New Owner and Insured)

LEGAL DESCRIPTION: Lot 122, GOLF VIEW ESTATES, PHASE II, an Addition to the City of Mission, Hidalgo County, Texas

Gentlemen:

It is understood that your company has made no on-site inspection of the premises to be insured in your OWNER TITLE POLICY to the undersigned.

The undersigned named insured hereby agrees to accept the OWNER TITLE POLICY with the following exception incorporated therein:

"RIGHTS OF PARTIES IN POSSESSION"

Very truly yours,

JASON B. BECKMAN

HOLLIE J. BECKMAN

KING, GUERRA, DAVIS & GARCIA
a professional corporation
ATTORNEYS AT LAW
P. O. Box 1025
301 E. Tom Landry
Mission, Texas 78572

IMPORTANT NOTE ON FUTURE TAXES

DATE: September 12, 2008

SELLER: JOHN P. SHILT AND PATRICIA J. SHILT FAMILY REVOCABLE LIVING TRUST

PURCHASER: JASON B. BECKMAN AND HOLLIE J. BECKMAN

LEGAL DESCRIPTION: Lot 122, **GOLF VIEW ESTATES, PHASE II**, an Addition to the City of Mission, Hidalgo County, Texas.

TO THE PARTIES: The Appraisal District is supposed to notice deeds when they are recorded and change the owners' names on the rolls of all the taxing units. This system frequently doesn't work, and the old owner continues to get the tax statements.

TO THE SELLER (GRANTOR): If you continue to get tax statements, please send them immediately to the buyer so that the buyer will not incur penalties and interest for late payment.

TO THE BUYER (GRANTEE): If you don't get the tax statements by late October, take your deed (the original showing where it is recorded) or send a photocopy to the Appraisal District's office at 4405 S. Professional Drive, Edinburg, Texas 78539 (The mailing address is P.O. Box 208, Edinburg, Texas 78539-0208. Even if the Appraisal District makes a mistake, the owner still pays the penalty and interest, so be sure you get your taxes paid before they are overdue. The penalties are severe.

BUYER:

SELLER:

JASON B. BECKMAN

JOHN P. SHILT, Individually and as trustee
of the JOHN P. SHILT AND PATRICIA J.
SHILT FAMILY REVOCABLE LIVING
TRUST

HOLLIE J. BECKMAN

PATRICIA J. SHILT, Individually and as
trustee of the JOHN P. SHILT AND
PATRICIA J. SHILT FAMILY
REVOCABLE LIVING TRUST

L. SETTLEMENT CHARGES

700. TOTAL SALES BROKER'S COMMISSION based on price \$ @ %			PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
Division of Commission (line 700) as follows:					
701.	\$	to			
702.	\$	to			
703. Total commission paid at Settlement					
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				
806.	Mortgage Insurance Application Fee to				
807.	Assumption Fee				
808.	Tax Service Contract				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest from	to @ \$ /day			
902.	Mortgage Insurance Premium for	months to			
903.	Hazard Insurance Premium for	years to			
1000. RESERVES DEPOSITED WITH LENDER					
1001.	Hazard Insurance	months @ \$ per month			
1002.	Mortgage Insurance	months @ \$ per month			
1003.	City property taxes	months @ \$ per month			
1004.	County property taxes	months @ \$ per month			
1005.	Annual Assessments	months @ \$ per month			
1006.	Flood Insurance	months @ \$ per month			
1007.	All Taxes	months @ per month			
1008.	Aggregate Accounting Adjustment				
1100. TITLE CHARGES.					
1101.	Settlement or closing fee	to			
1102.	Owner's Policy Guaranty Fee—SIERRA TITLE CO.		5.00		
1103.	Mortgagee Policy Guaranty Fee—SIERRA TITLE CO.				
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees KING, GUERRA, DAVIS & GARCIA, PC (incl. above items numbers: 1101, 1105, 1106)		200.00	200.00	
1108.	Title Insurance Premium to SIERRA TITLE CO. (incl. above item number: 1104)				
1109.	Lender's coverage	Amount \$			
1110.	Owner's coverage	Amount \$ 69,000.00	632.00		
1111.	Tax Service or Certificates—SIERRA TITLE CO.		54.13		
1112.	Disclosure: Title company will pay attorneys for specific services provided to the title company	0.00			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording-*County Clerk- Deed	20.00	Mortg.	Misc. 40.00	
1202.	*Disclosure: If recording is done electronically, the recording service charges law firm \$4 per document.				
1300. ADDITIONAL SETTLEMENT CHARGES					
1301.	Pest Inspection				
1302.	City taxes	School taxes	County taxes		
1303.	Paid unpaid Water-Sewer bill (prorated to closing date)				
1304.	Payoff of first lien Mortgage to				
1305.					
1306.					
1307.					
1400.	TOTAL SETTLEMENT CHARGES			911.13	240.00

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.

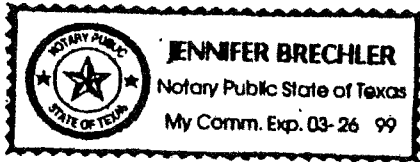
The State of Texas,

County of Hidalgo

Know All Men by These Presents:

Document 586607 Volm 3535 Page 55

BEFORE ME, the undersigned, a Notary Public in and for said County, State of Texas, on this day personally appeared Rick A. Martin to me well known, and who, after being by me duly sworn, deposes and says that In regards to restriction #9 (RV parking) of the Golf View Phase I covenants, as previously recorded in Vol. 3095, Pages 455-459, we are adding lots 106 through 130 in Golf View Phase II to restriction #9, with the exception of lots 88 and 120, a subdivision of 16.58 acres of land out of a certain 412.43 acre tract out of Porcoin 79, Hidalgo County, Texas. All other covenants previously filed will also be in effect for Golf View Estates Phase II. Affidavit to Document #217787



Rick A. Martin

Rick A. Martin

SUBSCRIBED AND SWORN TO BEFORE ME, this 28th day of February, 1997 (L.S.)

My Commission Expires: ~~03-26-99~~

Jennifer Brechler

Notary Public in and for the State of Texas
Notary's Printed Name Jennifer Brechler