U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan							
□ FHA 2. □ FmHA 3. □ Conv Unins □ VA 5. □ Conv Ins. 6. □ Seller Finance □ CASH SALE	6. File Number 13-064281-300		7. Loan Number	8. Mortgage Ins Case N		Case Number	
C. Note: This form is furnished to give you a statemen						Items marked	
"(p.o.c.)" were paid outside the closing; they			purposes and are				
D. Name & Address of Borrower City of Jonesboro, Arkansas	E. Name & Address of S Regina Nabors	Seller		F. Name & Ac Cash Sale	ldress of Lender		
515 W. Washington Ave.	P.O. Box 1452			Cash Sale			
Jonesboro, AR 72401	Chickasha, OK 73023			,			
,	, "		,				
G. Property Location			H. Settlement Agent Name				
10 Acres, Range 003E, Township 014N, Section 23, C	TR1 SW, QTR2 SW,	Lenders Title Company 2207 Fowler Avenue					
QTR3 SW, Craighead County			Jonesboro, AR 72401 Tax ID: 71-0493927				
Jonesboro, AR 72401		Place of Settlement Date					
			rs Title Company			5/30/2013 Fund:	
			2207 Fowler Avenue Fund: Jonesboro, AR 72401			ruily.	
J. Summary of Borrower's Transaction			mmary of Seller'		_		
100. Gross Amount Due from Borrower	_		Gross Amount Du			1	
101. Contract Sales Price	\$10,000.00		Contract Sales Pri	ce			
102. Personal Property		402.	Personal Property			<u> </u>	
103. Settlement Charges to borrower	\$267.50	403.					
104.		404.		-			
105.		405.					
Adjustments for items paid by seller in advance		Adju	stments for items	paid by seller	in advance	•	
106. County property taxes	1		County property to				
107. Special Assessments			Special Assessmen				
108. POA Dues			POA Dues			_	
109. POA Dues	 	<u> </u>	POA Dues			- 	
			Timber Taxes		.	+	
110. Timber Taxes			Other taxes				
111. Other taxes			Offici taxes		_		
112.		412.					
113.		413.					
<u> </u>		414.					
115.		415.					
		416.					
120. Gross Amount Due From Borrower	\$10,267.50	420.	Gross Amount D	ue to Seller		<u> </u>	
200. Amounts Paid By Or in Behalf Of Borrower			Reductions in Am	ount Due to Se	ller		
201 Deposit or earnest money			Excess Deposit				
202. Principal amount of new loan(s)		502.	Settlement Charge	s to Seller (line	: 1400)		
203. Existing loan(s) taken subject to		503.	Existing Loan(s)	Taken Subject to	o		
204.		504.	Payoff of first mor	rtgage loan			
205.		505.	Payoff of second i	nortgage loan			
206.		506.					
207.		507.					
208.		508.			· -		
209.		509.					
Adjustments for items unpaid by seller	<u> </u>	Adiu	stments for items	unpaid by sell-	er		
210. County property taxes 01/01/13 thru 05/30/13	\$6.25		County property t		1/13 thru 05/30/13		
211. Special Assessments	1	-	Special Assessme				
212. POA Dues	 	_	POA Dues			 	
213. POA Dues	 		POA Dues				
214. Timber Taxes	+	-	Timber Taxes				
	+	_	Other taxes			-	
215. Other taxes	 	+	2012 tax pcl 1-14	3233-01200	 -	 	
216.	+	517.	2012 tax pet 1-14.	J_JV1200			
217.	-	_				-	
218.		518.				+	
219.	 -	519.					
220. Total Paid By/For Borrower	\$6.25		Total Reduction			<u>.</u>	
300. Cash At Settlement From/To Borrower		+	Cash At Settleme				
301. Gross Amount due from borrower (line 120)	\$10,267.50		Gross Amount due				
302. Less amounts paid by/for borrower (line 220)	\$6.25		Less reductions in	amt. due seller	(line 520)		
303. Cash From Borrower	\$10,261.25	603.	Cash To Seller				
Substitute Form 1099, Seller Statement: The information	n contained in Blocks E,	G, H and	d 1, lines 401 (or, it	fline 401 is aste	erisked, lines 403 a	nd 404), 406, 407 and	

408-412 (applicable part of buyer's real estate taxes reportable to the IRS) 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.

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Page 1

Form HUD-1 (3/86

Buyer's Initials:	
Callada Initiala:	

700. Total Sales/Broker's Commission b	ased on price	@ % =	Paid From	Paid From
Division of Commission (line 70		W 70 -	Borrower's	Seller's
701.	to		Funds at	Funds at
702.	to		Settlement	Settlement
703.			Settlement	Settlement
800. Items Payable in Connection with I				
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			
200. Items Required by Lender To Be P				
901. Interest from 5/30/2013 to	6/1/2013 @ \$0/day			_
902. Mortgage Ins. Premium for months	to	<u> </u>		
203. Hazard Ins. Premium for years	to			
1000. Reserves Deposited With Lender		<u> </u>		
1001. Hazard insurance	months @	per month	\$0.00	
1002. Homeowner's insurance	months @	per month	\$0.00	
1003. County property taxes	months @	per month	\$0.00	
1004. Special Assessments	months @	per month	\$0.00	
1005. POA Dues	months @	per month	\$0.00	,
006. POA Dues	months @	per month	\$0.00	
1007. Timber Taxes	months @	per month	\$0.00	
1008. Other taxes	months @	per month	\$0.00	
1011. Aggregate Adjustment	months @	per monu	30.00	,
1100. Title Charges	· · · · · · · · · · · · · · · · · · ·			
1101. Settlement or closing fee	to Lenders Title Compa		\$150.00	
1102. Abstract or title search	to Lenders Title Compa		3130.00	
1103. Title examination	to Lenders Title Compa			
1104. Title insurance binder	to Lenders True Compa		-	
1105. Document preparation	to			
1106. Notary fees	to			
1100. Notary ices	to			
(includes above items numbers:)	
1108. Title insurance	to Lenders Title / Old R	enublic	\$117.50	
(includes above items numbers:	to Lenders Title / Old K	ериніе	3117.50	
1109. Lender's coverage	\$0.00/\$0.00 .			
				
1110. Owner's coverage	\$10,000.00/\$235.00			
1111. Processing Fee	to Lenders Title Compa			
1112. Overnight/Courier Fee	to Lenders Title Compa	<u>ny</u>		-
1113. Closing Protection Letter	to			
1200. Government Recording and Trans		D.1		
1201. Recording Fees Deed		Releases		_
1202. City/county tax/stamps Deed				
1203. State tax/stamps Deed				
1204. Tax certificates	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)

1 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 this HUD-1 Settlement Statement.

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 1/18. Code Section 1001 and Section 1010.

City of Jenesboro, Arkansas

Regina Nabors

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

100 Settlement Agent

B. Type of Loan					
1. □ FHA 2. □ FmHA 3. □ Conv Unins 4. □ VA 5. □ Conv Ins. 6. □ Seller Finance	6. File Number 13-064281-300	7. Loan Numbe	8. Mortgage Ins	8. Mortgage Ins Case Number	
7. 🗵 CASH SALE					
C. Note: This form is furnished to give you a statement "(p.o.c.)" were paid outside the closing; they a	of actual settlement co	sts. Amounts paid to and	by the settlement agent are shown	. Items marked	
D. Name & Address of Borrower	E. Name & Address of	Seller	F. Name & Address of Lender		
City of Jonesboro, Arkansas	Regina Nabors		Cash Sale		
_	P.O. Box 1452				
Johnsboro, AR 72401	Chickasha, OK 73023		,		
G. Property Location	<u> </u>	III Cantana A ana N			
G. Property Location		H. Settlement Agent Nan Lenders Title Company			
10 Acres, Range 003E, Township 014N, Section 23, Q7	TR1 SW, QTR2 SW,	2207 Fowler Avenue			
QTR3 SW, Craighead County		Jonesboro, AR 72401	Tax 1D: 71-0493927		
Jonesboro, AR 72401		Place of Settlement	I. Settlement Date		
		Lenders Title Company	,	5/30/2013	
		2207 Fowler Avenue		Fund:	
		Jonesboro, AR 72401			
J. Summary of Borrower's Transaction		K. Summary of Seller	s Transaction		
100. Gross Amount Due from Borrower		400. Gross Amount Di	ie to Seller		
101. Contract Sales Price	\$10,000.00	401. Contract Sales Pri	ce	\$10,000.00	
102. Personal Property		402. Personal Property	· · · · · · · · · · · · · · · · · · ·		
103. Settlement Charges to borrower	\$267.50	403.		,,	
104.		404.			
105.		405.			
Adjustments for items paid by seller in advance			paid by seller in advance	.,	
106. County property taxes		406. County property t			
107. Special Assessments	L	407. Special Assessme	nts		
108. POA Dues		408. POA Dues			
109. POA Dues		409. POA Dues			
110. Timber Taxes		410. Timber Taxes			
111. Other taxes		411. Other taxes			
112.	 	412.			
113.		413.			
114.	 	414.		<u> </u>	
115.	+	415.			
116.				010.000.00	
120. Gross Amount Due From Borrower 200. Amounts Paid By Or in Behalf Of Borrower	\$10,267.50	420. Gross Amount D 500. Reductions in Am		\$10,000.00	
201. Deposit or earnest money		501. Excess Deposit	ount Due to Sener		
202. Principal amount of new loan(s)	 	502. Settlement Charge	es to Seller (line 1400)	\$1,267.50	
203. Existing loan(s) taken subject to	 /	503. Existing Loan(s)		31,207.00	
204.	 	504. Payoff of first mo			
205.	 	505. Payoff of second			
206.	 	506.		1	
207.		507.			
208.		508.			
209.		509.			
Adjustments for items unpaid by seller		Adjustments for items	unpaid by seller		
210. County property taxes 01/01/13 thru 05/30/13	\$6.25	510. County property t	axes 01/01/13 thru 05/30/13	\$6.25	
211. Special Assessments		511. Special Assessme	nts		
212. POA Dues		512. POA Dues			
213. POA Dues		513. POA Dues			
214. Timber Taxes	<u> </u>	514. Timber Taxes			
215. Other taxes	 	515. Other taxes			
216.	 	516. 2012 tax pcl 1-14.	3233-01200	\$15.20	
217.	 	517.		 -	
218.	+	518.		 	
219.		519.	A SA PARA CARA	## #00 A#	
220. Total Paid By/For Borrower	\$6.25	5 520. Total Reduction A		\$1,288.95	
300. Cash At Settlement From/To Borrower	614 367 50			\$10,000.00	
301. Gross Amount due from borrower (line 120)	\$10,267.50		amt, due seller (line 520)	\$1,288.95	
302. Less amounts paid by/for borrower (line 220) 303. Cash From Borrower	\$10,261.25			\$8,711.05	
JUJ. CASH FIUM DULLUNG	Q10,201.2.	. Jour Caun Ad Dellet		,	

Substitute Form 1099, Seller Statement: The information contained in Blocks E, G, H and I, lines 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate taxes reportable to the IRS) 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.

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Page 1

form HUD-1 (3/86) Handbook 4305.2

700. Total Sales/Broker's Commission I	pased on price \$10,000.00	@ % = \$1,000.00	Paid From	Paid From
Division of Commission (line 70	00) as follows:		Borrower's	Seller's
701. \$1,000.00	to Darrel Cook Real Estat	e Service	Funds at	Funds at
702.	to		Settlement	Settlement
703. Commission Paid at Settlement	47		\$0.00	\$1,000.00
800. Items Payable in Connection with			30.00	31,000.00
801. Loan Origination Fee %	to	,	+	
802. Loan Discount %	to		+	
803. Appraisal Fee				
804. Credit Report	to		+	
	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application	to			
807. Assumption Fee	to			
900. Items Required by Lender To Be P	aid in Advance			
901. Interest from 5/30/2013 to	6/1/2013 @ \$0/day			
902. Mortgage Ins. Premium for months	to			
903. Hazard Ins. Premium for years	to			
1000. Reserves Deposited With Lender			T T	
1001. Hazard insurance	months @	per month	\$0.00	
1002. Homeowner's insurance	months @	per month	\$0.00	
1003. County property taxes	months @	per month	\$0.00	
1004 Special Assessments	months @	per month	\$0.00	
1005. POA Dues	months @	per month	30.00	
1006. POA Dues	months @	per month	\$0.00	,
1007. Timber Taxes	months @	per month	\$0.00	-
			\$0.00	
1008. Other taxes	months @	per month	30.00	
1011. Aggregate Adjustment			 	
1100. Title Charges			 	
1101. Settlement or closing fee	to Lenders Title Company		/ \$150.00	\$150.00
1102. Abstract or title search	to Lenders Title Company		 	
1103. Title examination	to Lenders Title Company	<u> </u>	 	
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 Lenders Title / Old Rep	ublic	\$117.50	\$117.50
(includes above items numbers:)		
1109. Lender's coverage	\$0.00/\$0.00 .			
1110. Owner's coverage	\$10,000.00/\$235.00			
1111. Processing Fee	to Lenders Title Company	·		
1112. Overnight/Courier Fee	to Lenders Title Company		 	
1113. Closing Protection Letter			 	
	to		+ /	
1200. Government Recording and Tran		oleaner.	+ /	
1201. Recording Fees Deed		eleases	+	
1202. City/county tax/stamps Deed	, Mortgage to		+	
1203. State tax/stamps Deed	; Mortgage to	_	+\	
1204. Tax certificates	to		+	
1300. Additional Settlement Charges				
1301. Survey	to		 	
1302. Pest Inspection	to			
1400. Total Settlement Charges (enter of	lines 103, Section J and 502, Section	on K)	\$267.50	\$1,267.50
1 have carefully reviewed the HUD-1 Settle disbursements made on my account or by	ement Statement and to the best of my me in this transaction. I further certify	knowledge and belief, it is a true and accurate that I have received a completed copy of t	ate statement of all receibles HUD-1 Settlement 5	eipts and Statement.
		on this or any other similar form. Penaltie		
imprisonment. For details see: Title 18 U.	S. Code Section 1001 and Section 101	0.	L	
City of Jonesboro, Arkansas				
•		Regina Nabors	3	
BY: Harold Perrin, Mayor		Regina Nabors		
Halolu Fellili, Mayor		-		
ATTEST:				
Donna Jackson, City Clerk				

SETTLEMENT AGENT CERTIFICATION
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. 1 have caused the funds to be disbursed in

accordan Settlement Agent

L. Settlement Charges