

**DFW Capital RE Properties (D2)**  
**Ray Andra 824 - P&L**  
 All Transactions

	<u>Ray Andra 824</u>	<u>TOTAL</u>
<b>Income</b>		
4000 · Property Sales		
4020 · Home Sales	107,000.00	107,000.00
4060 · Option Fees	0.00	0.00
<b>Total 4000 · Property Sales</b>	<u>107,000.00</u>	<u>107,000.00</u>
<b>Total Income</b>	107,000.00	107,000.00
<b>Cost of Goods Sold</b>		
5100 · Purchase Price	55,200.00	55,200.00
5100 · Rehab & Maintenance Costs		
5102 · Air Conditioning	1,000.00	1,000.00
5110 · Flooring & Tile	1,658.78	1,658.78
5111 · General Contractors	476.00	476.00
5114 · Painting	2,200.00	2,200.00
5124 · In-house Labor	323.50	323.50
5126 · Materials	3,015.40	3,015.40
5128 · Property Utilities	182.91	182.91
5130 · Property Insurance	1,594.00	1,594.00
<b>Total 5100 · Rehab &amp; Maintenance Costs</b>	<u>10,450.59</u>	<u>10,450.59</u>
5350 · Eviction Costs	222.00	222.00
5700 · Closing Costs		
5720 · General Closing Costs	6,347.42	6,347.42
5740 · Property Taxes	6,473.98	6,473.98
5780 · Realtor Commissions-Home Sales	6,420.00	6,420.00
<b>Total 5700 · Closing Costs</b>	<u>19,241.40</u>	<u>19,241.40</u>
<b>Total COGS</b>	<u>85,113.99</u>	<u>85,113.99</u>
<b>Gross Profit</b>	21,886.01	21,886.01
<b>Expense</b>	0.00	0.00
<b>Net Income</b>	<u><u>21,886.01</u></u>	<u><u>21,886.01</u></u>

491-4043541-703  
20040010601001  
824 RAY ANDRA DRIVE  
DESOTO TEXAS 75115

**SUBSTITUTE TRUSTEE'S DEED**

DEED OF TRUST DATE: June 23, 1986

DATE OF SALE OF PROPERTY: September 7, 2004

GRANTOR(S):  
VID ACKER

TIME OF SALE: 1:19 AM/PM

PLACE OF SALE OF PROPERTY:  
THE STEPS AT THE SOUTH SIDE OF THE  
GEORGE L. ALLEN SR. COURTS BUILDING (600  
COMMERCE STREET, DALLAS) OR AS  
DESIGNATED BY THE COUNTY  
COMMISSIONERS

ORIGINAL MORTGAGEE:  
CITYFED MORTGAGE COMPANY  
125 BELMONT DRIVE  
SOMERSET NEW JERSEY 08873

GRANTEE/BUYER:  
DFW Capital, Inc.

CURRENT MORTGAGEE:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS NOMINEE

GRANTEE/BUYER'S MAILING ADDRESS:  
4123 N. Central Expwy

MORTGAGE SERVICER:  
MIDLAND MORTGAGE CO.

Dallas TEXAS 75240

AMOUNT OF SALE: \$55,200.00

RECORDED IN:  
VOLUME 86126, PAGE 0474

**3085047**

4870839 \$11.00 Deed  
10/06/04

PROPERTY COUNTY/LEGAL DESCRIPTION: DALLAS -- BEING LOT 18, BLOCK 2, OF NORTHWEST ESTATES NO. 4, AN ADDITION TO THE CITY OF DESOTO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 426, PAGE 1286, MAP RECORDS, DALLAS COUNTY, TEXAS.

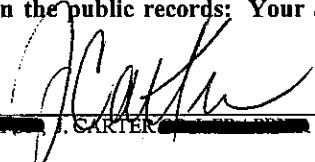
Conveyed the property to Trustee in trust to secure payment of the Note. Mortgagee, through the Mortgage Servicer, declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Mortgagee of the Note, through the Mortgage Servicer, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

Notices stating the time, place and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of sale in the manner prescribed by law. The subject sale was conducted no earlier than 1:00PM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours of such time. All matters, duties and obligations of Mortgagee were lawfully performed as evidenced by the affidavit(s) attached hereto and incorporated herein for all purposes.

Substitute Trustee, subject to any matters of record, and for the amount of sale paid by buyer as consideration, grants, sells and conveys to Buyers, Buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee hereby sells the above referenced property AS IS without any expressed or implied warranties, except as to warranties of title, and hereby conveys the property to the purchaser at the purchaser's own risk, pursuant to the terms of Texas Property Code §§.51.002 and 51.009.

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.**

WITNESS MY HAND, this September 7, 2004


  
\_\_\_\_\_  
Substitute Trustee

STATE OF TEXAS  
COUNTY OF Dallas

Before me, the undersigned Notary Public, on this day personally appeared J. CARTER as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this September 7, 2004

My Commission Expires: AMY L. WALKER  
Notary Public, State of Texas  
My Appointment Expires  
12-13-2007

  
\_\_\_\_\_  
Notary Public for the State of TEXAS  
Printed Name of Notary Public

RESERVED TO:  
BARRETT BURKE WILSON CASTLE  
DAFFIN & FRAPPIER, L.L.P.  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

2004 93 19236



Proceeds of Sale	603	\$89,707.60
Seller Financing		\$-5,350.00
Fund of Fee		\$175.00
<b>Check Total</b>		<b>\$84,532.60</b>

Seller/Buyer: DFW Capital, Inc. / Sherman Richardson and Lisa Richardson  
 Property Address: 824 Ray Andra Dr Dallas, TX 75115  
 Tax Parcel ID:

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Escrow Account  
 LandAmerica American Title Dallas  
 1131 N Central Expressway #110  
 Dallas, TX 75204  
 714-520-9999

Citibank Texas, N.A.  
 Dallas, TX

NO. 6259

32-91  
 1110

FILE NUMBER	DATE	AMOUNT
1948000888	02/22/2006	\$84,532.60

PAY EIGHTY FOUR THOUSAND FIVE HUNDRED THIRTY TWO AND 60/100 DOLLARS

TO THE ORDER OF DFW Capital, Inc.

ESCROW ACCOUNT  
 VOID OVER 180 DAYS

*[Signature]*  
 AUTHORIZED SIGNATURE  
*[Signature]*  
 AUTHORIZED SIGNATURE

Memo:

SIGNATURE AREA CONTAINS A KNIGHT & FINGERPRINT CHECK WORDING

⑈0000006259⑈ ⑆113193532⑆ 334546201⑈

ABSENCE OF PINK U.S. PATENT NUMBERS UNDER SIGNATURE INDICATES CHECK IS FRAUDULENT. PATENT NUMBERS ARE PRINTED WITH HEAT SENSITIVE INK & WILL DISAPPEAR WHEN BLOWING OR RUBBING

**A. Settlement Statement**

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Unins	6. File Number 1948000888	7. Loan Number 6674882	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

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 Sherman Richardson and Lisa Richardson 824 Ray Andra Dr Dallas, TX 75115	E. Name & Address of Seller DFW Capital, Inc.	F. Name & Address of Lender Long Beach Mortgage Company 2745 N Dallas Parkway, Suite 100 Plano, TX 75093
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**I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SETTLEMENT. AMERICAN TITLE COMPANY**  
BY *[Signature]*

G. Property Location Northwest Estates 4, Block 2, Lot 18, DALLAS County 824 Ray Andra Dr Dallas, TX 75115	H. Settlement Agent Name LandAmerica American Title Company 6029 Beltline Road Dallas, TX 75254 Tax ID: 752178734	I. Settlement Date 02/21/2006 Fund:
	Place of Settlement LandAmerica American Title Company 4131 N. Central Expressway, Suite 110 Dallas, TX 75204	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$107,000.00	401. Contract Sales Price	\$107,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$350.97	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
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. MUD taxes		410. MUD taxes	
111. Other		411. Other	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$107,350.97</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$107,000.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	\$250.00	501. Excess Deposit	
202. Principal amount of new loan(s)	\$101,650.00	502. Settlement Charges to Seller (line 1400)	\$16,716.43
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien	\$5,350.00	504. Payoff of first mortgage loan	
205. Option Fee	\$50.00	505. Payoff of second mortgage loan	
206.		506. Option Fee	\$50.00
207.		507. Seller Financing	\$5,350.00
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes 01/01/06 thru 02/21/06	\$91.34	510. City property taxes 01/01/06 thru 02/21/06	\$91.34
211. County property taxes 01/01/06 thru 02/21/06	\$59.19	511. County property taxes 01/01/06 thru 02/21/06	\$59.19
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/06 thru 02/21/06	\$200.44	513. School property taxes 01/01/06 thru 02/21/06	\$200.44
214. MUD taxes		514. MUD taxes	
215. Other		515. Other	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$107,650.97</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$22,467.40</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	\$107,350.97	601. Gross Amount due to seller (line 420)	\$107,000.00
302. Less amounts paid by/for borrower (line 220)	\$107,650.97	602. Less reductions in amt. due seller (line 520)	\$22,467.40
303. Cash To Borrower	\$300.00	603. Cash To Seller	\$84,532.60

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: HUD must develop a Special Information Booklet to help persons money to finance the purchase of residential real estate to better the nature and costs of real estate settlement services; 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.

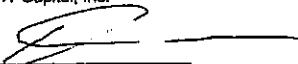
## L. Settlement Charges

700. Total Sales/Broker's Commission based on price		\$107,000.00	@3% = \$3,210.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:					
701.	to	Re/Max Abrams			
702. \$3,210.00	to	New Age Real Estate			
Commission Paid at Settlement				\$0.00	\$3,210.00
The following persons, firms or					
705. corporations received a portion	to	Mike Kotsopoulos			
706. of the real estate commission amount	to				
707. shown above:	to				
708. Transaction Fee	to	ReMax Abrams			\$100.00
709. Commission	to	Charlene Winter			
800. Items Payable in Connection with Loan					
801. Loan Origination Fee %	to	Mortgage Bankers of Dallas			\$1,810.50
802. Loan Discount %	to				
803. Appraisal Fee	to	Mortgage Bankers of Dallas			\$300.00
804. Credit Report	to				
805. Lender's Inspection Fee	to				
806. Mortgage Insurance Application	to				
807. Tax Service Fee	to	Long Beach Mortgage Company			\$43.00
808. Flood Cert.	to	Long Beach Mortgage Company			\$13.00
809. Tax Research Fee	to	Long Beach Mortgage Company			\$38.00
810. Processing Fee	to	Long Beach Mortgage Company			\$624.00
811. Broker Application Fee	to	Mortgage Bankers of Dallas			\$115.00
812. Broker Courier	to	Mortgage Bankers of Dallas			\$65.00
813. Broker Processing Fee	to	Mortgage Bankers of Dallas			\$500.00
814. Broker Premium pd by lender	to	Mortgage Bankers of Dallas	POC (L) \$2,033.00		
815.	to				
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	02/21/2006 to	03/01/2006	@ \$30.50/day	\$244.00	
902. Mortgage Ins Prem. for	months	to			
903. Hazard Ins Prem. for	1 years	to	Thumann Insurance Agency		\$1,036.00
904. Flood Insurance	to				
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @	per month			
1002. Mortgage insurance	months @	per month			
1003. 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. MUD taxes	months @	per month			
1008. Other	months @	per month			
1009. Flood Insurance	0 months @				
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	Polunsky & Beitel			\$175.00
1106. Notary Fees	to				
1107. Attorney's Fees	to	Settle & Pou, Inc.			\$50.00
(includes above items numbers: )					
1108. Title Insurance	to	LandAmerica American Title Company			\$1,125.50
(includes above items numbers: )					
1109. Lender's coverage		\$101,650.00/\$170.00 . 2nd: \$5,350.00 / \$0.00			
1110. Owner's coverage		\$107,000.00/\$955.50			
1111. Escrow Fees	to	Settle & Pou, Inc.	\$106.97		\$143.03
1112. State of Texas Policy Guaranty Fee	to	Texas Title Insurance Guaranty Association	\$0.00		\$2.00
1113.	to				
1114.	to				
1115. Tax Certificates	to	Data Trace			\$46.58
1116. Restrictions	to				
1117. Messenger / Express Mail	to	Settle & Pou, Inc.			\$90.00
1118. Copies	to				
1119. 60% of Title Premium	to	Settle & Pou, Inc.			
1200. Government Recording and Transfer Charges					
Recording Fees	Deed \$24.00	Mortgage \$44.00	Releases		\$68.00
County / County Tax / Stamps	Deed	Mortgage	to		
1203. State Tax / Stamps	Deed	Mortgage	to		
1204. 2nd Deed of Trust	to	LandAmerica American Title Company			\$32.00
1205. Electronic Filing Fee	to	Settle & Pou, Inc.			\$15.00
1206.	to				
1300. Additional Settlement Charges					
1301. Survey	to	Doug Connally & Associates, Inc.			\$351.81
1302. Home Inspection	to	Richard Sasseen			\$275.00

1302. Home Inspection	to Richard Sasseen		\$275.00
1303. Home Warranty	to Old Republic Home Protection		\$365.00
1304. Unpaid 2004 County Taxes	to Dallas County		\$606.58
1305. Unpaid 2004 City Taxes	to City of DeSoto		\$930.07
1306. Unpaid 2004 School Taxes	to Desoto ISD		\$1,950.38
Unpaid 2005 County Taxes	to Dallas County		\$444.52
Unpaid 2005 City Taxes	to City of DeSoto		\$686.03
1309. Unpaid 2005 School Taxes	to Desoto ISD		\$1,505.43
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$350.97</b>	<b>\$16,891.35</b>

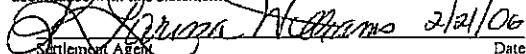
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

  
 \_\_\_\_\_  
 Lisa Richardson

DFW Capital, Inc.  
  
 By: Kenneth Shelton, President

**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

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.