



Control Number: 46472



Item Number: 22

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May 4, 2017

Docket #46472

Public Utilities Commission:

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PUBLIC UTILITY COMMISSION
FILING CLERK

Enclosed you will find the final document supporting the settlement and transfer of Deer Country Water System and the Estate of MJ Wootan to Deer Country Water Supply Corporation. The above transaction was effective April 28, 2017.

Please indicate if there is anything else that is required by the Estate of MJ Wootan required to proceed with the transfer of this entity to Deer Country Water Supply Corporation.

Thank you,

The Estate of MJ Wootan

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv Unins
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance6. File Number
LGP-1570

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 & Address of Borrower
Deer Country Water Supply Corporation, a Texas
corporation
215 Wootan Lane
Llano, TX 78643E. Name & Address of Seller
Estate of M. J. WOOTAN, Deceased
P.O. Box 927
Llano, TX 78643

F. Name & Address of Lender

G. Property Location

Two (2) tracts of land situated in Llano County, Texas.

H. Settlement Agent Name
Moursund Land Titles, Inc.
7503 Hwy 2147 West, Suite 3
Horseshoe Bay, TX 78657 Tax ID: 37-1446926
Underwritten By: StewartI. Place of Settlement
Moursund Land Titles, Inc.
7503 Hwy 2147 West, Suite 3
Horseshoe Bay, TX 78657J. Settlement Date
4/28/2017
Fund:

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price \$20,000.00
102. Personal Property
103. Settlement Charges to borrower
104.
105.

Adjustments for items paid by seller in advance

106. MUD taxes
107. School property taxes
108. Homeowners association
dues
109. County property taxes
110. Annual assessments
111. City property taxes
112.
113.
114.
115.
116.

120. Gross Amount Due From Borrower \$20,000.00

200. 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. Loan Amount 2nd Lien
205.
206. Seller Credit to Buyer-Cash \$3,000.00
207. Other Good & Value Consideration \$20,000.00
208.
209.

Adjustments for items unpaid by seller

210. MUD taxes
211. School property taxes
212. Homeowners association
dues
213. County property taxes
214. Annual assessments
215. City property taxes
216.
217.
218.
219.

220. Total Paid By/For Borrower \$23,000.00

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120) \$20,000.00
302. Less amounts paid by/for borrower (line 220) \$23,000.00
303. Cash To Borrower \$3,000.00

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.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price \$20,000.00
402. Personal Property
403.
404.
405.

Adjustments for items paid by seller in advance

406. MUD taxes
407. School property taxes
408. Homeowners association
dues
409. County property taxes
410. Annual assessments
411. City property taxes
412.
413.
414.
415.
416.

420. Gross Amount Due to Seller \$20,000.00

500. Reductions in Amount Due to Seller

501. Excess Deposit
502. Settlement Charges to Seller (line 1400) \$1,802.00
503. Existing Loan(s) Taken Subject to
504. Payoff of first mortgage loan
505. Payoff of second mortgage loan
506. Seller Credit to Buyer-Cash \$3,000.00
507. Other Good & Value Consideration \$20,000.00
508.
509.

Adjustments for items unpaid by seller

510. MUD taxes
511. School property taxes
512. Homeowners association
dues
513. County property taxes
514. Annual assessments
515. City property taxes
516.
517.
518.
519.

520. Total Reduction Amount Due Seller \$24,802.00

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420) \$20,000.00
602. Less reductions in amt. due seller (line 520) \$24,802.00
603. Cash From Seller \$4,802.00

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 Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price	\$20,000.00	(@ % =	\$0.00		
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			
808. Flood Certification Fee		to			
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	4/28/2017	to	5/1/2017 @ \$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. MUD taxes	months @		per month		
1008. Homeowners association 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				
1106. Notary fees	to				
1107. Attorneys fees	to	Moursund Law Offices, P.C.			\$950.00
(includes above items numbers:)					
1108. Title insurance	to	Moursund Land Titles, Inc.			\$309.00
(includes above items numbers:)					
1109. Lender's coverage	\$0.00/\$0.00				
1110. Owner's coverage	\$20,000.00/\$309.00				
1111. Escrow fee	to	Moursund Land Titles, Inc.			\$500.00
1112. Tax Certificates	to	Moursund Land Titles, Inc.			
1113. State Guaranty Fee	to	Moursund Land Titles, Inc.-Title-Texas Guaranty Fee			\$3.00
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$40.00, Mortgage, Rel	to County Clerk, Llano County, Texas			\$40.00
1202. City tax/stamps	Deed; Mortgage	to			
1203. State tax/stamps	Deed; Mortgage	to			
1204.		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)					\$1,802.00

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 the HUD-1 Settlement Statement.

DEER COUNTRY WATER SUPPLY CORPORATION,
a Texas corporation

BY: Merle D. Carlson
MERLE D. CARLSON, its President

Terry Joe Wootan
TERRY JOE WOOTAN, Co-Independent Executor
of THE ESTATE OF M.J. WOOTAN, Deceased

Billy Jay Wootan
BILLY JAY WOOTAN, Co-Independent Executor
of THE ESTATE OF M.J. WOOTAN, Deceased

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.

Debbie Halfield
Settlement Agent

4-25-17
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.