



2/7/13

# PAS Property Acquisition Services , LLC

Paulette Batts  
Executive Assistant  
Fort Bend County Engineering  
1124 Blume Road  
Rosenberg, Texas 77471

1-29-2013  
AGENDA ITEM  
40 B1 parcel 19

**Re: Spur 10 (90/10 Project) – Funding Request**  
**Parcel 019 – Mohammad Bidabadi & wife, Pricillia Jones**

Dear Ms. Batts:

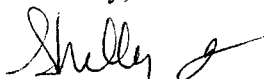
Please find enclosed the following referenced documents for signature and your review:

- Original Check Request
- Original Deed for County Attorney Review
- Original Title Company Documents/Disclosures:
  - Settlement Statement
  - Waiver of Inspection & Disclosure to Owner
  - Tax Agreement
  - Buyer Correspondence Information Form
  - Info for Real Estate 1099-S Report Filing
  - Affidavit as to Debts, Liens, & Possession

At this time, we ask that the County have the settlement statements and supporting documents executed for processing. Once these agreements are signed and the check requested processed, my office will pick up all documents from you and deliver all original documents along with the check to the title company for closing.

Thank you for your attention to this matter and please contact me at (281) 343-7171 if I can answer any questions or be of further assistance.

Sincerely,

  
Shelly Johnson  
Project Coordinator

Enclosures

copy received

Approved by  
FBC ALB  
2/7/13

**Closed Session:**

Convened at 1:38 p.m.  
Adjourned at 1:45 p.m.

**Reconvene:**

Reconvened at 1:47 p.m.

**40. Reconvene Open Session and consider taking action on the following matters:**

**A. § 551.071. Consultation With Attorney.**

- 1. Cause No. 11-DCV-192887; Tamica Humphrey vs. Sherrie Gilbert Hester; In the 268th Judicial District Court of Fort Bend County, Texas.**
- 2. Fort Bend County Risk Management File Number 3411P-116 / State Farm Mutual Automobile Insurance Company Claim Number 53-G622-720 (property damage subrogation lien claim vs. Sherrie Gilbert Hester re: loss dated March 4, 2011).**

Moved by Commissioner Patterson Seconded by Commissioner Meyers

Duly put and unanimously carried (5-0), it is ordered to approve and accept the proposal made by letter dated January 24, 2013 for the settlement of Fort Bend County's Worker's Compensation Subrogation Lien Claim against the personal injury claims asserted by Tamica Humphrey, arising from the accident on March 4, 2011 and also for the settlement of Fort Bend County's Property Damage Claim asserted against Sherrie Gilbert Hester (insured by State Farm Mutual Automobile Insurance Company), arising from the accident on March 4, 2011.

|                        |     |
|------------------------|-----|
| Judge Hebert           | Yes |
| Commissioner Morrison  | Yes |
| Commissioner Prestage  | Yes |
| Commissioner Meyers    | Yes |
| Commissioner Patterson | Yes |

**B. § 551.072. Deliberation Regarding Real Property.**

- 1. Spur 10; Texas Department of Transportation 90/10 Reimbursement Project, Precinct 1.**

Moved by Commissioner Morrison Seconded by Commissioner Prestage

Duly put and unanimously carried (5-0), it is ordered to purchase Parcel 19 in the amount of \$33,407.00, Parcel 20A in the amount of \$65,000.00 and Parcel 43 in the amount of \$174,330.00 of the Spur 10 Mobility Project plus necessary costs not to exceed \$5,000.00 each with funds from Right of Way Fund and authorize the County Judge to execute all necessary documents.

|                        |     |
|------------------------|-----|
| Judge Hebert           | Yes |
| Commissioner Morrison  | Yes |
| Commissioner Prestage  | Yes |
| Commissioner Meyers    | Yes |
| Commissioner Patterson | Yes |

**Right of Way  
Invoice Transmittal**

|                                                                                                                                                                                          |                               |                                                                                                                                                                     |                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Date</b>                                                                                                                                                                              |                               | February 7, 2013                                                                                                                                                    |                                       |
| <b>Requested By</b>                                                                                                                                                                      |                               | Property Acquisition Services                                                                                                                                       |                                       |
| <b>Project Number</b>                                                                                                                                                                    |                               |                                                                                                                                                                     |                                       |
| <b>Road Name</b>                                                                                                                                                                         |                               | Spur 10                                                                                                                                                             | <b>Parcel #</b> 019                   |
| <b>Type of Expense</b>                                                                                                                                                                   |                               | <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Condemnation <input type="checkbox"/> Litigation Expense <input type="checkbox"/> Pipeline |                                       |
| <b>Reimbursable Expense</b>                                                                                                                                                              |                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                 | <b>Agency</b> TxDOT                   |
| <b>Payee Vendor #</b>                                                                                                                                                                    | 13290                         | W-9 Required prior to closing for payment***                                                                                                                        |                                       |
| <b>Payee</b>                                                                                                                                                                             | Stewart Title Company         |                                                                                                                                                                     |                                       |
| <b>Payee's Address</b>                                                                                                                                                                   | 14100 Southwest Frwy, Ste 200 |                                                                                                                                                                     |                                       |
| <b>Tax ID #</b>                                                                                                                                                                          | Sugar Land, TX 77478          |                                                                                                                                                                     |                                       |
| <b>Amount of Check</b>                                                                                                                                                                   |                               | \$34,033.95                                                                                                                                                         |                                       |
| <b>Date Check is Needed By</b>                                                                                                                                                           |                               | February 19, 2013                                                                                                                                                   | <b>Closing Date</b> February 20, 2013 |
| <b>Return Check To</b>                                                                                                                                                                   |                               | Paulette @ Engineering                                                                                                                                              |                                       |
| <b>Description</b><br><div style="text-align: center;">Parcel 019 - Mohammad Bidabadi &amp; Pricillia Jones - 2.681 acres out of GP McCauley Survey / A-680, Ft Bend County, Texas</div> |                               |                                                                                                                                                                     |                                       |
| <b>Comments</b>                                                                                                                                                                          |                               |                                                                                                                                                                     |                                       |
| <b>Accounting Unit</b>                                                                                                                                                                   |                               | 100685888                                                                                                                                                           | <b>Account</b> 64500                  |
| <b>Activity</b>                                                                                                                                                                          |                               | P685- <sup>13</sup> ROWPURCH                                                                                                                                        | <b>Account Category</b> 32000         |
| <b>Purchase Order Number</b>                                                                                                                                                             |                               |                                                                                                                                                                     |                                       |
| <b>Requires CCT Approval?</b>                                                                                                                                                            |                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                 |                                       |
| <b>Commissioner's Court Approval</b>                                                                                                                                                     |                               |                                                                                                                                                                     |                                       |
| <b>Date</b>                                                                                                                                                                              |                               | January 29, 2013                                                                                                                                                    |                                       |
| <b>Reviewed by Requestor</b>                                                                                                                                                             |                               | <u>Name</u><br>Mark Davis                                                                                                                                           | <u>Date</u><br>February 7, 2013       |
| <b>Reviewed by Co. Attorney</b>                                                                                                                                                          |                               |                                                                                                                                                                     |                                       |
| <b>Reviewed by Engineering</b>                                                                                                                                                           |                               | <i>paulette Babb</i>                                                                                                                                                | <i>2-7-13</i>                         |
| <b>Reviewed by Co. Auditor</b>                                                                                                                                                           |                               |                                                                                                                                                                     |                                       |

\*\*\*W-9 required to setup vendor for payment, copy of W-9 sufficient prior to closing with original submitted with closing documents

**FORT BEND COUNTY**  
**REQUEST FOR CHECK**

Date Requested: February 7, 2013

Check Needed By: February 19, 2013

Fort Bend County P.O. No.: \_\_\_\_\_

Vendor: **Property Acquisition Services, Inc.**

Address: 19855 Southwest Freeway, Suite 200  
Sugar Land, TX 77479  
Office (281) 343-7171

Project Location: Spur 10 - 90/10 Project

**Payee: Stewart Title Company**

Payee's Address: 14100 Southwest Freeway, Suite 200  
Sugar Land, TX 77478

Payee's Tax ID/SS #: On File

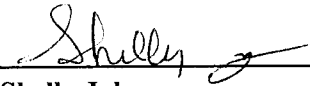
Amount of Check: **\$34,033.95**

Description: Parcel 019 - Mohammad Bidabadi & Pricillia Jones - 2.681  
acres out of GP McCauley Survey / A-680, Ft Bend County,  
Texas

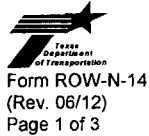
Comments:

**PLEASE RETURN CHECK TO PAULETTE BATTS**

Requested By:

  
\_\_\_\_\_  
**Shelly Johnson**

**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.**



Parcel 019

**DEED**

**STATE OF TEXAS**

§

**ROW CSJ: 0187-05-057**

§

**COUNTY OF FORT BEND**

§

**WHEREAS**, the Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and

**WHEREAS**, the Texas Transportation Commission is also authorized under Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **MOHAMMAD BIDABADI a/k/a MOHAMMAD T. BIDABADI and spouse, PRICILLIA JONES** of the County of Fort Bend, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of THIRTY THREE THOUSAND ONE HUNDRED SEVEN Dollars (\$33,107.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, hereinafter sometimes referred to as Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

**SAVE and EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None.

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days of closing, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

**\*N14\***

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part (herein called Highway Facility), shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such Highway Facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway Facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2013.

**MOHAMMAD BIDABADI**

**PRICILLIA JONES**

\_\_\_\_\_  
**By: Mohammad Bidabadi**

\_\_\_\_\_  
**By: Pricillia Jones**

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**Acknowledgement**

State of Texas

County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013 by Mohammad Bidabadi.

\_\_\_\_\_  
Notary Public's Signature

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**Acknowledgement**

State of Texas

County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by Pricillia Jones.

\_\_\_\_\_  
Notary Public's Signature

Exhibit A

County: Fort Bend  
Highway: Spur 10 (SP 10)  
Project Limits: U.S. 59 South to S.H. 36  
RCSJ: 0187 -05-057

PROPERTY DESCRIPTION FOR PARCEL NO. 19

Being a 2.681 acre (116,783 square feet) parcel of land, out of a 22.7108 acre tract, called Tract "A", recorded under File Number 2008025074 of the Official Public Records of Fort Bend County, (F.B.C.O.P.R.), Texas as conveyed from Paulette Cupp to Mohammad Bidabadi and spouse, Pricillia Jones, by instrument executed on February 14, 2008 and out of a 22.7108 acre tract, called Tract "B", recorded under File Number 2008025072 of the F.B.C.O.P.R., as conveyed from Barbara Pirtle Rude to Mohammad Bidabadi and spouse, Pricillia Jones, by instrument executed on February 14, 2008 and being out of the G.P. McCauley Survey, Abstract 680, Fort Bend County, Texas, said 2.681 acre parcel being more particularly described as follows:

COMMENCING, for reference, at a 1-inch iron pipe found, marking an interior corner of the aforementioned Tract "A" and the east corner of that certain called 2.0 acre tract of land, conveyed from Adolph Scholze to Willie A. Faltysek and wife, Mary F. Faltysek, by instrument dated June 25, 1969 and recorded in Volume 516, Page 705 of the Deed Records of Fort Bend County, (F.B.C.D.R.), Texas, thence as follows:

South 42° 07' 36" West, along the southeasterly line of said called 2.0 acre tract and the northwesterly line of said Tract "A", a distance of 292.93 feet, (292.81 feet LJA), to a found 5/8-inch iron rod with TxDOT aluminum disc, set by LJA Engineering and Surveying Inc., on the proposed northeasterly right-of-way line of SP 10 (width varies), for the POINT OF BEGINNING, having surface coordinates of X=2,971,963.89, Y=13,745,050.92;



Exhibit A

- 1) THENCE, South 47° 28' 24" East, along said proposed northeasterly right-of-way line of SP 10, leaving the southeasterly line of said called 2.0 acre tract and crossing said Tract "A", at 294.93 feet, passing the existing southeasterly line of said Tract "A", and continuing across said Tract "B", a total distance of 621.54 feet, to a 5/8-inch iron rod with TxDOT aluminum disc, set for a corner on the proposed northeasterly right-of-way line of SP 10, being in the southeasterly line of said Tract "B" and the northwesterly line of a called 20.00 acre tract, conveyed from Loren Rude to Pauline Ruskey, by instrument executed on March 20, 2003 and recorded under File Number 2003048364 of the (F.B.C.O.P.R.);
- 2) THENCE, South 35° 31' 57" West, along the common line of said Tract "B" and said called 20.00 acre tract, at 146.99 feet, pass a 5/8" iron rod found and at 156.03 feet, passing the existing northeasterly right-of-way line of Hartledge Road (width varies), a total distance of 186.25 feet, to a point on the southwesterly line of aforementioned G.P. McCauley Survey and the northeasterly line of the H. & T.C.R.R. Survey, Abstract 207, Fort Bend County, Texas, being the south corner of said Tract "B" and being the west corner of said called 20.00 acre tract;
- 3) THENCE, North 47° 26' 48" West, along said common survey line of said G.P. McCauley Survey and said H. & T.C.R.R. Survey, at 321.06 feet, pass the west corner of said Tract "B" and the south corner of said Tract "A", a total distance of 642.94 feet, to a point for the west corner of said Tract "A" and the south corner of said called 2.0 acre tract;
- 4) THENCE, North 42° 07' 36" East, along the common line of said Tract "A" and said called 2.0 acre tract, at 5.10 feet, passing a found PK nail, at 30.00 feet, passing the existing northeasterly right-of-way line of Hartledge Road, at 38.01 feet, pass an 5/8-inch iron rod found, a total distance of 184.74 feet (184.74 feet LJA), to the POINT OF BEGINNING and containing 2.681 acres (116,783 square feet) of land of which 0.442 of one acre (19,235 square feet) is within the existing right-of-way of Hartledge Road.

Exhibit A

\*\* The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

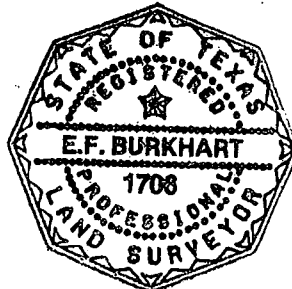
Revision: August, 2012 – Reduced taking parent tract and updated ownership.

(LJA) - Distance as surveyed by LJA in April of 2001

All bearings and coordinates are based on the Texas State Plane Coordinate System North American Datum of 1983 (NAD 83), South Central Zone, with coordinates given in feet tied to Global Positioning Stations (GPS) established from the National Geodetic Survey (NGS) monuments: Sugarland, Wenzel, Nash, Columbia and Angleton. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

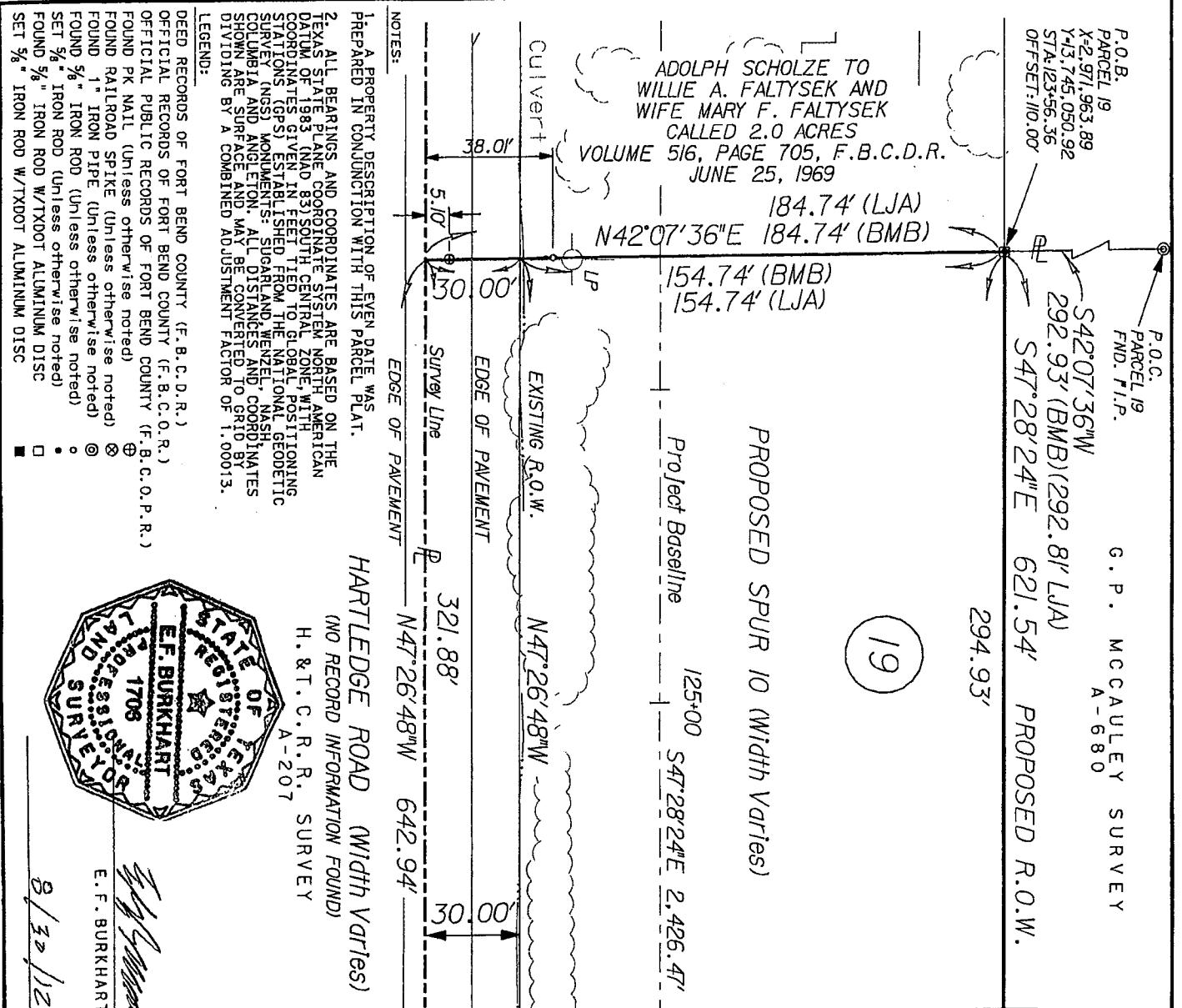


7073 San Pedro  
San Antonio, Tx. 78216  
(210) 494-7223



E.F. BURKHART, RPLS 1706

8/30/12  
DATE



| DEED        | AREA WITHIN EXISTING ROW AREA | PROPOSED ADDITIONAL ROW AREA | TOTAL AREA | REMAINDER LEFT | REMAINDER RIGHT |
|-------------|-------------------------------|------------------------------|------------|----------------|-----------------|
| 45.4216     | 0.442 AC.                     | 2.239 AC.                    | 2.681 AC.  | 42.74          |                 |
| 19.235 S.F. | 97.548 S.F.                   | 116,783 S.F.                 |            |                |                 |

PARCEL PLAT SHOWING  
PARCEL NO. 19  
SPUR 10 (SP 10)  
RCSJ 0187-05-057  
BAIN MEDINA BAIN  
ENGINEERING & SURVEYING, INC.  
210-494-7223

SCALE: 1" = 50'  
Sheet 4 of 5  
AUGUST, 2012

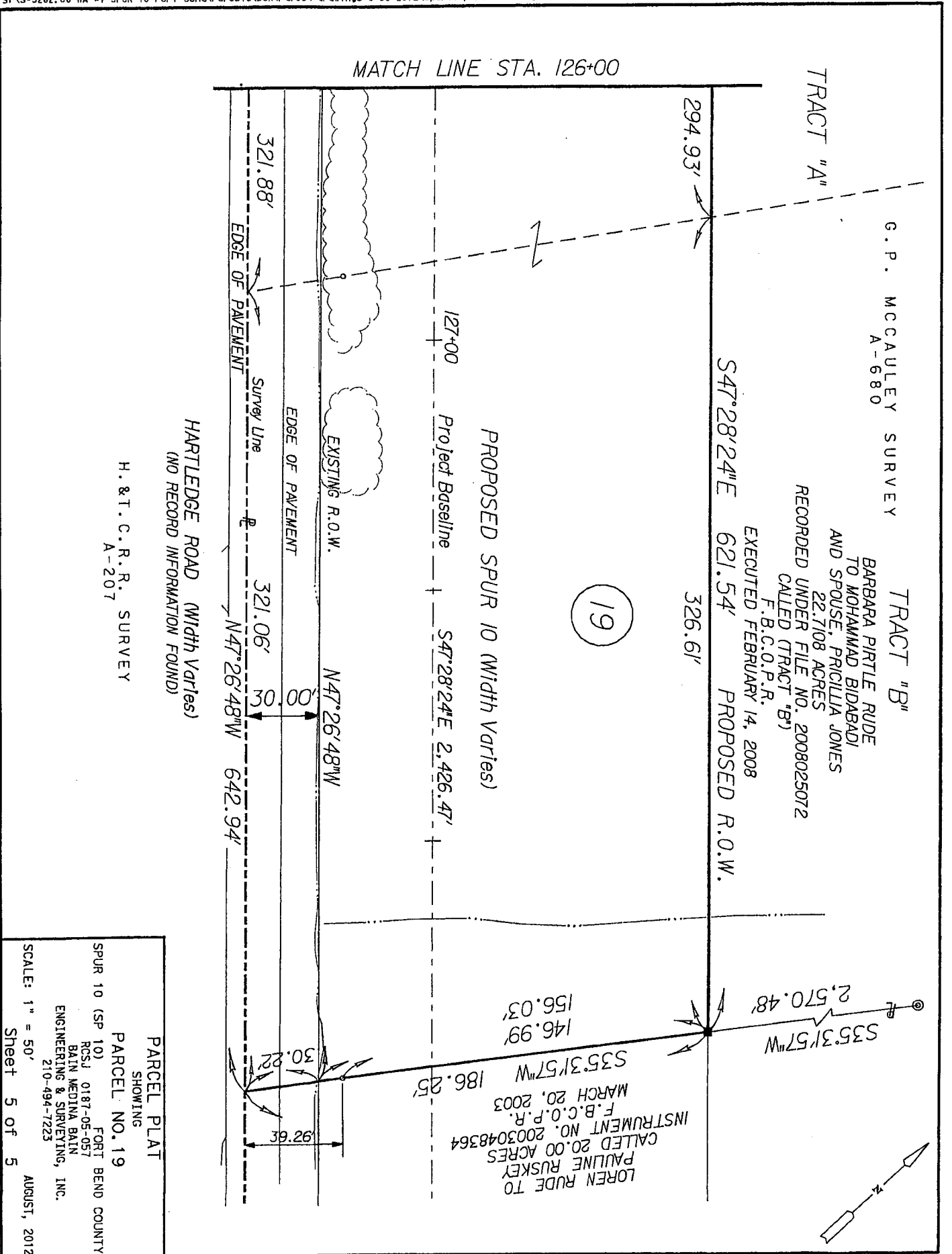
REV. 8-2012: REDUCED TAKING, PARENT TRACT & UPDATED OWNERSHIP - BAIN MEDINA BAIN, INC.

\*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE 11 RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

DISTANCE AS SURVEYED BY LJA IN APRIL OF 2001 (LJA)

PARCEL 19  
X-2,971,963.89  
Y-13,745,050.92  
STA/123-56.36  
OFFSET:110.00'

HARTLEDGE ROAD  
PARENT TRACT INSET  
PARCEL 19  
N.T.S.



|                                                                                                                                                                                                                                                                                                             |                    |                                                             |                                                                                              |                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------|--|
| <b>A. Settlement Statement</b>                                                                                                                                                                                                                                                                              |                    | <b>U.S. Department of Housing<br/>and Urban Development</b> |                                                                                              | OMB Approval No. 2502-0265          |  |
| <b>B. Type of Loan</b>                                                                                                                                                                                                                                                                                      |                    |                                                             |                                                                                              |                                     |  |
| 1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input type="checkbox"/> Conv. Unins.<br>4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins. <input type="checkbox"/> Other                                                                                  |                    | 6. File Number:<br>1015733019                               |                                                                                              | 7. Loan Number:                     |  |
|                                                                                                                                                                                                                                                                                                             |                    |                                                             |                                                                                              | 8. Mortgage Insurance Case Number:  |  |
| <b>C. Note:</b> 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 "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.                    |                    |                                                             |                                                                                              |                                     |  |
| <b>D. Name &amp; Address of Borrower:</b> The State of Texas                                                                                                                                                                                                                                                |                    |                                                             |                                                                                              |                                     |  |
| <b>E. Name &amp; Address of Seller:</b> Mohammad Bidabadi<br>Pricilla Jones                                                                                                                                                                                                                                 |                    |                                                             |                                                                                              |                                     |  |
| <b>F. Name &amp; Address of Lender:</b>                                                                                                                                                                                                                                                                     |                    |                                                             |                                                                                              |                                     |  |
| <b>G. Property Location:</b> Property Address<br>Spur 10 - Parcel No. 19 Richmond, Texas<br><br>Metes & Bounds<br>Being a 2.681 acre parcel of land, located in the G.P. McCauley Survey, Abstract 680, Fort Bend County, Texas, and being more particularly described by metes and bounds attached hereto. |                    |                                                             |                                                                                              |                                     |  |
| <b>H. Settlement Agent:</b> Stewart Title Company, 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478, (281)491-7050<br><b>Place of Settlement:</b> 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478                                                                                          |                    |                                                             |                                                                                              |                                     |  |
| <b>I. Settlement Date:</b> 2/20/2013                                                                                                                                                                                                                                                                        |                    | <b>Proration Date:</b> 2/20/2013                            |                                                                                              | <b>Disbursement Date:</b> 2/20/2013 |  |
| <b>J. Summary of Borrower's Transaction</b>                                                                                                                                                                                                                                                                 |                    |                                                             | <b>K. Summary of Seller's Transaction</b>                                                    |                                     |  |
| <b>100. Gross Amount Due from Borrower</b>                                                                                                                                                                                                                                                                  |                    |                                                             | <b>400. Gross Amount Due to Seller</b>                                                       |                                     |  |
| 101. Contract sales price                                                                                                                                                                                                                                                                                   | \$33,107.00        |                                                             | 401. Contract sales price                                                                    | \$33,107.00                         |  |
| 102. Personal property                                                                                                                                                                                                                                                                                      |                    |                                                             | 402. Personal property                                                                       |                                     |  |
| 103. Settlement charges to borrower (line 1400)                                                                                                                                                                                                                                                             | \$626.95           |                                                             | 403.                                                                                         |                                     |  |
| 104.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 404.                                                                                         |                                     |  |
| 105. Release fee                                                                                                                                                                                                                                                                                            | \$300.00           |                                                             | 405. Release fee                                                                             | \$300.00                            |  |
| <b>Adjustments for items paid by seller in advance</b>                                                                                                                                                                                                                                                      |                    |                                                             | <b>Adjustments for items paid by seller in advance</b>                                       |                                     |  |
| 106. City/town taxes                                                                                                                                                                                                                                                                                        |                    |                                                             | 406. City/town taxes                                                                         |                                     |  |
| 107. County taxes                                                                                                                                                                                                                                                                                           |                    |                                                             | 407. County taxes                                                                            |                                     |  |
| 108. Assessments                                                                                                                                                                                                                                                                                            |                    |                                                             | 408. Assessments                                                                             |                                     |  |
| 109.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 409.                                                                                         |                                     |  |
| 110.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 410.                                                                                         |                                     |  |
| 111.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 411.                                                                                         |                                     |  |
| 112.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 412.                                                                                         |                                     |  |
| <b>120. Gross Amount Due from Borrower</b>                                                                                                                                                                                                                                                                  | <b>\$34,033.95</b> |                                                             | <b>500. Gross Amount Due to Seller</b>                                                       | <b>\$33,407.00</b>                  |  |
| <b>200. Amounts Paid by or in Behalf of Borrower</b>                                                                                                                                                                                                                                                        |                    |                                                             | <b>600. Reductions in Amount Due to Seller</b>                                               |                                     |  |
| 201. Deposit or earnest money                                                                                                                                                                                                                                                                               |                    |                                                             | 501. Excess deposit (see instructions)                                                       |                                     |  |
| 202. Principal amount of new loan(s)                                                                                                                                                                                                                                                                        |                    |                                                             | 502. Settlement charges to seller (line 1400)                                                | \$0.00                              |  |
| 203. Existing loan(s) taken subject to                                                                                                                                                                                                                                                                      |                    |                                                             | 503. Existing loan(s) taken subject to                                                       |                                     |  |
| 204.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 504. Payoff of first mortgage loan                                                           |                                     |  |
| 205.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 505. Payoff of second mortgage loan                                                          |                                     |  |
| 206.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 506.                                                                                         |                                     |  |
| 207.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 507.                                                                                         |                                     |  |
| 208.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 508.                                                                                         |                                     |  |
| 209.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 509.                                                                                         |                                     |  |
| <b>Adjustments for items unpaid by seller</b>                                                                                                                                                                                                                                                               |                    |                                                             | <b>Adjustments for items unpaid by seller</b>                                                |                                     |  |
| 210. City/town taxes                                                                                                                                                                                                                                                                                        |                    |                                                             | 510. City/town taxes                                                                         |                                     |  |
| 211. County taxes                                                                                                                                                                                                                                                                                           |                    |                                                             | 511. County taxes                                                                            |                                     |  |
| 212. Assessments                                                                                                                                                                                                                                                                                            |                    |                                                             | 512. Assessments                                                                             |                                     |  |
| 213.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 513.                                                                                         |                                     |  |
| 214.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 514.                                                                                         |                                     |  |
| 215.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 515.                                                                                         |                                     |  |
| 216.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 516.                                                                                         |                                     |  |
| 217.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 517.                                                                                         |                                     |  |
| 218.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 518.                                                                                         |                                     |  |
| 219.                                                                                                                                                                                                                                                                                                        |                    |                                                             | 519.                                                                                         |                                     |  |
| <b>220. Total Paid by/for Borrower</b>                                                                                                                                                                                                                                                                      | <b>\$0.00</b>      |                                                             | <b>520. Total Reduction Amount Due Seller</b>                                                | <b>\$0.00</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)                                                                                                                                                                                                                                                              | \$34,033.95        |                                                             | 601. Gross amount due to seller (line 420)                                                   | \$33,407.00                         |  |
| 302. Less amounts paid by/for borrower (line 220)                                                                                                                                                                                                                                                           | \$0.00             |                                                             | 602. Less reductions in amount due seller (line 520)                                         | \$0.00                              |  |
| <b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>                                                                                                                                                                                                              | <b>\$34,033.95</b> |                                                             | <b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b> | <b>\$33,407.00</b>                  |  |

**SUBSTITUTE FORM 1099 SELLER STATEMENT** - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax 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.

**SELLER INSTRUCTION** - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent 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.

\_\_\_\_\_  
Mohammad Bidabadi

\_\_\_\_\_  
Pricilla Jones

| L. Settlement Charges                                                                    |                                                    |                                                   |                                                 |
|------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------|-------------------------------------------------|
| 700. Total Sales/Broker's Commission                                                     |                                                    | Paid From<br>Borrower's<br>Funds at<br>Settlement | Paid From<br>Seller's<br>Funds at<br>Settlement |
| Division of commission (line 700) as follows:                                            |                                                    |                                                   |                                                 |
| 701.                                                                                     |                                                    |                                                   |                                                 |
| 702.                                                                                     |                                                    |                                                   |                                                 |
| 703.                                                                                     | Commission paid at settlement                      |                                                   |                                                 |
| 704.                                                                                     |                                                    |                                                   |                                                 |
| <b>800. Items Payable In Connection with Loan</b>                                        |                                                    |                                                   |                                                 |
| 801.                                                                                     | Loan origination fee                               |                                                   |                                                 |
| 802.                                                                                     | Loan discount                                      |                                                   |                                                 |
| 803.                                                                                     | Appraisal fee                                      |                                                   |                                                 |
| 804.                                                                                     | Credit report                                      |                                                   |                                                 |
| 805.                                                                                     | Lender's inspection fee                            |                                                   |                                                 |
| 806.                                                                                     | Mortgage insurance application fee                 |                                                   |                                                 |
| 807.                                                                                     | Assumption fee                                     |                                                   |                                                 |
| 808.                                                                                     |                                                    |                                                   |                                                 |
| 809.                                                                                     |                                                    |                                                   |                                                 |
| 810.                                                                                     |                                                    |                                                   |                                                 |
| 811.                                                                                     |                                                    |                                                   |                                                 |
| 812.                                                                                     |                                                    |                                                   |                                                 |
| 813.                                                                                     |                                                    |                                                   |                                                 |
| <b>900. Items Required by Lender to Be Paid In Advance</b>                               |                                                    |                                                   |                                                 |
| 901.                                                                                     | Interest from                                      |                                                   |                                                 |
| 902.                                                                                     | Mortgage insurance premium for                     |                                                   |                                                 |
| 903.                                                                                     | Hazard insurance premium for                       |                                                   |                                                 |
| 904.                                                                                     |                                                    |                                                   |                                                 |
| 905.                                                                                     |                                                    |                                                   |                                                 |
| <b>1000. Reserves Deposited with Lender</b>                                              |                                                    |                                                   |                                                 |
| 1001.                                                                                    | Hazard insurance                                   |                                                   |                                                 |
| 1002.                                                                                    | Mortgage insurance                                 |                                                   |                                                 |
| 1003.                                                                                    | City property taxes                                |                                                   |                                                 |
| 1004.                                                                                    | County property taxes                              |                                                   |                                                 |
| 1005.                                                                                    | Annual assessments                                 |                                                   |                                                 |
| 1006.                                                                                    |                                                    |                                                   |                                                 |
| 1007.                                                                                    |                                                    |                                                   |                                                 |
| 1008.                                                                                    |                                                    |                                                   |                                                 |
| 1009.                                                                                    |                                                    |                                                   |                                                 |
| <b>1100. Title Charges</b>                                                               |                                                    |                                                   |                                                 |
| 1101.                                                                                    | Settlement or closing fee to Stewart Title Company | \$150.00                                          |                                                 |
| 1102.                                                                                    | Abstract or title search                           |                                                   |                                                 |
| 1103.                                                                                    | Title examination                                  |                                                   |                                                 |
| 1104.                                                                                    | Title insurance binder                             |                                                   |                                                 |
| 1105.                                                                                    | Document preparation                               |                                                   |                                                 |
| 1106.                                                                                    | Notary fees                                        |                                                   |                                                 |
| 1107.                                                                                    | Attorney's fees to                                 |                                                   |                                                 |
|                                                                                          | Includes above item numbers:                       |                                                   |                                                 |
| 1108.                                                                                    | Title Insurance to Stewart Title Company           | \$390.00                                          |                                                 |
|                                                                                          | Includes above item numbers:                       |                                                   |                                                 |
| 1109.                                                                                    | Lender's coverage                                  |                                                   |                                                 |
| 1110.                                                                                    | Owner's coverage \$33,107.00                       | \$390.00                                          |                                                 |
| 1111.                                                                                    |                                                    |                                                   |                                                 |
| 1112.                                                                                    | Tax Certificate to Stewart Title Company           | \$64.95                                           |                                                 |
| 1113.                                                                                    | Document Delivery Fee to Stewart Title Company     | \$20.00                                           |                                                 |
| 1114.                                                                                    |                                                    |                                                   |                                                 |
| 1115.                                                                                    | State Policy Fee to Stewart Title Policy Gly Fee   | \$2.00                                            |                                                 |
| <b>1200. Government Recording and Transfer Charges</b>                                   |                                                    |                                                   |                                                 |
| 1201.                                                                                    | Recording fees:                                    |                                                   |                                                 |
| 1202.                                                                                    | City/county tax/stamps:                            |                                                   |                                                 |
| 1203.                                                                                    | State tax/stamps:                                  |                                                   |                                                 |
| 1204.                                                                                    |                                                    |                                                   |                                                 |
| 1205.                                                                                    |                                                    |                                                   |                                                 |
| 1206.                                                                                    |                                                    |                                                   |                                                 |
| <b>1300. Additional Settlement Charges</b>                                               |                                                    |                                                   |                                                 |
| 1301.                                                                                    | Survey                                             |                                                   |                                                 |
| 1302.                                                                                    | Pest inspection                                    |                                                   |                                                 |
| 1303.                                                                                    |                                                    |                                                   |                                                 |
| 1304.                                                                                    |                                                    |                                                   |                                                 |
| 1305.                                                                                    |                                                    |                                                   |                                                 |
| 1306.                                                                                    |                                                    |                                                   |                                                 |
| 1307.                                                                                    |                                                    |                                                   |                                                 |
| <b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b> |                                                    | <b>\$626.95</b>                                   | <b>\$0.00</b>                                   |

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

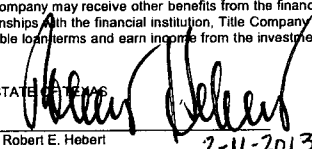
**CERTIFICATION:**

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 copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

The Company has deposited the earnest money that it has received in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts offer immediately available funds for withdrawal after a check has cleared.

The Company may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand accounts and other relationships with the financial institution, Title Company is eligible to participate in a program offered by the financial institution whereby the Title Company may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

THE STATE OF TEXAS

  
Judge Robert E. Hebert  
Fort Bend County Judge

2-11-2013

\_\_\_\_\_  
Mohammad Bidabadi\_\_\_\_\_  
Pricilla Jones

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
Monroe A Ashworth\_\_\_\_\_  
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.

**CERTIFICATION**

Seller's and Purchaser's signature hereon acknowledges his/their approval of tax proration and signifies their understanding that proration was based on taxes for the preceding year or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Purchaser; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Seller and Purchasers hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

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 copy of the HUD-1 Settlement Statement.

**SELLER(S):**

\_\_\_\_\_  
Mohammad Bidabadi

\_\_\_\_\_  
Pricillia Jones

**PURCHASER (S):**

**THE STATE OF TEXAS**

By: \_\_\_\_\_

Judge Robert E. Hebert

Fort Bend County Judge 2-11-2013

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

**STEWART TITLE**

By: \_\_\_\_\_

Monroe Ashworth, Commercial Escrow Officer  
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.  
70/M.Ashworth



## WAIVER OF INSPECTION AND DISCLOSURE NOTICE

RE: Stewart Title of Fort Bend GF No.1015733019

### **Brief Description of Property:**

2.681 acre tract (116,783 square feet), more or less, out of the G. P. McCauley Survey, Abstract No. 680 Fort Bend County, Texas

### **THE UNDERSIGNED BUYER/BORROWER HEREBY ACKNOWLEDGES RECEIPT OF THE FOLLOWING NOTICE FROM STEWART TITLE COMPANY PRIOR TO CLOSING:**

#### **1. Waiver of Inspection.**

You may refuse to accept an exception to "Rights of Parties in Possession." "Rights of Parties in Possession" means one or more persons who are themselves actually physically occupying the land or a portion thereof under a claim of right which may be adverse to the record owner of the land as shown in Schedule A of the Commitment. The Company may require an inspection and additional charge for reasonable and actual costs to inspect, and may make additional exceptions for matters the inspection reveals. If you do not delete this paragraph, you consent to this exception and waive inspection of the land.

YOU MAY REFUSE TO ACCEPT THIS EXCEPTION BY MARKING OUT THIS PARAGRAPH 1 AND  
PAYING THE ADDITIONAL COSTS INVOLVED.

#### **2. Receipt of Commitment.**

You acknowledge having received and reviewed a copy of the Title Commitment issued in connection with this transaction. You understand that your Owner Policy will contain the exceptions set forth in Schedule B, and any unresolved items set forth in Schedule C of the Commitment, and any additional exceptions to title resulting from the documents involved in this transaction, and any additional exceptions reflected by an exhibit attached hereto.

#### **3. Survey.**

If we have been furnished with a current survey of the subject property acceptable to us, you may request amendment of the "Area and Boundary Exception" to read "Shortages in Area." The Area and Boundary Exceptions is as follows: "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements." You must furnish a current survey. The survey must be acceptable to the Company. You also must pay an additional premium equal to 15% of the basic premium charge. The Company may make additional exceptions for items shown on the survey.

YOU MAY REQUIRE AMENDMENT OF THE AREA AND BOUNDARY EXCEPTION BY MARKING  
OUT THIS PARAGRAPH 3 AND BY COMPLYING WITH ITS PROVISIONS BEFORE COMPLETION  
OF THIS CLOSING.

#### **4. Arbitration.**

This Paragraph 4 does not apply to the Residential Owner Policy (T-1R), and if applicable the parties must later agree to arbitrate under such policy if the land covers a one to four family residential property or condominium unit.

If this is not residential, as stated above, you may require deletion of the arbitration provision of the Owner Policy. If you do not delete this provision, either you or the Company may require arbitration, if the law allows. There is no charge to delete this provision.

**IF YOUR POLICY IS NOT A TEXAS RESIDENTIAL OWNER POLICY (T-1R), YOU MAY REQUIRE DELETION OF THE ARBITRATION PROVISION BY MARKING OUT THIS PARAGRAPH 4.**

**5. Notice.**

You may wish to consult an attorney to discuss matters shown in Schedule B and C of the Commitment. These matters will affect your title and use of your land. Your Title Insurance Policy will be a legal contract between you and the Company. The Commitment and Policy are not abstracts of title, title reports or representations of title. They are contracts of indemnity. We do not represent that your intended use of the property is allowed under the law or in the restrictions on your land.

ACKNOWLEDGED as of February, 11, 2013.

THE STATE OF TEXAS

By: 

Judge Robert E. Hebert  
Fort Bend County Judge

## **TAX AGREEMENT**

**GF No.:1015733019**

**Spur 10, Parcel 19**

**Brief Description of Property:**

2.681 acre tract (116,783 square feet), more or less, out of the G. P. McCauley Survey, Abstract No. 680 Fort Bend County, Texas

We, the undersigned, hereby acknowledge that the taxes WERE NOT prorated in the above captioned file at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to Stewart Title Company, upon notification.

SELLER recognizes their responsibility for current year taxes. Further, SELLER agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

By the execution hereof, Buyer(s) and Seller(s) acknowledge that: (1) the tax information obtained by Stewart Title Company was procured only for the benefit of Stewart Title Company and only for the purpose of determining the insurability of the property, (ii) that no party other than Stewart Title Company is entitled to rely on such information, and (iii) that the tax information and prorations have been provided to the Buyer(s), Seller(s), and Lender(s) as a courtesy only. Buyer and Seller hereby release Stewart Title Company from all liability and claims for damages resulting from proration of taxes in this transaction.

We agree that Stewart Title Company shall not be held responsible for such tax prorations in any event.

**SELLER(S):**

\_\_\_\_\_  
Mohammad Bidabadi

\_\_\_\_\_  
Pricillia Jones

**PURCHASER (S):**

**THE STATE OF TEXAS**

By:



Judge Robert E. Hebert  
Fort Bend County Judge

2-11-2013

Date: 2-11-2013

# **INFORMATION FOR REAL ESTATE 1099-S REPORT FILING**

As Required by the Internal Revenue Service

## **SOLICITATION**

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires the reporting of certain information to the IRS on real estate transactions. The information may also be sent to other third parties. You are required by law to provide Stewart title Company with your correct taxpayer identification number. If you do not provide Stewart Title Company with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**File No. 1015733019**

**Taxpayer I. D. No.** \_\_\_\_\_

## **SELLER'S NAME and MAILING ADDRESS**

**MOHAMMAD BIDABADI, PRICILLIA JONES**

\_\_\_\_\_

\_\_\_\_\_

## **TRANSACTION INFORMATION**

**Closing Date:** \_\_\_\_\_, \_\_\_\_\_, 201~~2~~

### **Brief Description of Property:**

2.681 acre tract (116,783 square feet), more or less, out of the G. P. McCauley Survey, Abstract No. 680, Fort Bend County, Texas

**Contract Sales Price:** \$33,107.00

If multiple Sellers, allocation of sales price amount among the Sellers:

Has the Seller received (or will receive) property (other than cash and consideration treated as cash) or services as part of the consideration for this transaction? \_\_\_\_\_ (Yes or No)

## **CERTIFICATION**

Under penalty of perjury, I certify that the number shown on this form is my correct Taxpayer Identification Number. I also certify that the other information shown herein is correct. I acknowledge receipt of a copy of this form.

### **SELLER(S):**

\_\_\_\_\_  
Mohammad Bidabadi

\_\_\_\_\_  
Pricillia Jones

## AFFIDAVIT AS TO DEBTS, LIENS AND POSSESSION

RE: Stewart Title GF No.1015733019

### Brief Description of Property:

2.681 acre tract (116,783 square feet), more or less, out of the G. P. McCauley Survey, Abstract No. 68037 Fort Bend County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared  
MOHAMMAD BIDABADI AND PRICILLIA JONES, Owner/Seller(s)

known to me to be the person(s) whose name(s) are subscribed hereto and upon his/her oath deposes and says to his/her knowledge:

1. No proceedings in bankruptcy or receivership have been instituted by or against him/her or the entity which they represent in the subject transaction.
2. If acting in their individual capacity, that there has been no change in their marital status since acquiring the subject property.
3. There exists no unpaid debts for lighting fixture, plumbing, water heaters, air conditioning, kitchen equipment, carpeting, fences, roofing, street paving, or any other form of personal or fixture items that are located on the subject property whether secured by financing statements, security agreements or otherwise, except the following:\_\_\_\_\_.
4. There are no loans, unpaid judgments, or liens of any kind, including federal and/or state liens, and no unpaid association fees or governmental taxes, charges or assessments of any kind affecting the subject property except:\_\_\_\_\_.
5. All labor and material costs associated with any improvements on the subject property have been paid, and there are now no claims for unpaid labor or material costs for the construction of improvements affecting the subject property except:\_\_\_\_\_.
6. There are no leases, contracts to sell the land, rights of first refusal, or parties in possession other than the party making this Affidavit, except for:\_\_\_\_\_.
7. If this involves a sale, the Seller is not a non-resident alien, foreign corporation, foreign trust, foreign estate or other foreign entity as defined by the Internal Revenue Service. The **Seller's United States Employer's tax identification number or Social Security Number is:** \_\_\_\_\_. This information may be disclosed to the Internal Revenue Service, and is furnished to the Buyer to inform the Buyer that withholding of tax on this sale is not required under Section 1445 of the Internal Revenue Code.
8. Except as specifically disclosed herein, the party making this Affidavit agrees to pay on demand any and all amounts secured by any liens, claims, or rights which currently apply to the subject property or are subsequently established against the subject property, and which were created by or known to the undersigned, or have an inception date prior to the closing of this transaction and the recording of the deed and mortgage.
9. The party making this Affidavit hereby acknowledges and agrees that the Buyer/Borrower/Purchaser, Lender, and/or Title Company are relying on the truth of the statements and information contained herein, and would not purchase, lend money thereon or issue title policies unless said statements, information and representations were accurately made. If the party for whom I am making this Affidavit is an entity, I hereby represent that I have authority to sign this Affidavit on behalf of such entity.

IT IS SPECIALLY UNDERSTOOD AND AGREED THAT ANY AND ALL SPACES ON THIS FORM THAT I HAVE NOT COMPLETED OR OTHERWISE LEFT BLANK ARE THEREBY INTENDED TO STATE "NONE" OR "NOT APPLICABLE" AS THE CASE MAY BE.

IN WITNESS WHEREOF I/we have signed my/our name(s):

**SELLER(S):**

\_\_\_\_\_  
Mohammad Bidabadi

\_\_\_\_\_  
Pricillia Jones

SWORN TO AND SUBSCRIBED before me the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas