

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Unins	6. File Number 160528	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input type="checkbox"/> Cash Sale					

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower AMERICAN PRECISION AMMUNITION, LLC 109 Garrett Morris Parkway Mineral Wells, TX 76067	E. Name & Address of Seller THE MINERAL WELLS INDUSTRIAL FOUNDATION, INC. P.O. Box 1098 Mineral Wells, TX 76068	F. Name & Address of Lender COMANCHE NATIONAL BANK 100 East Central Avenue Comanche, TX 76442
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G. Property Location Sec. 14, Blk. A, EOB, T&P RR, Abstract No. 962, Tract No. County of Palo Pinto 109 Garrett Morris Parkway Mineral Wells, TX 76067	H. Settlement Agent Name Elliott & Waldron Abstract Company of Palo Pinto, Inc. 403 S. Oak Avenue Mineral Wells, TX 76067 Tax ID: 75-1039339 Underwritten By: Alamo	I. Settlement Date 9/23/2016 Fund:
	Place of Settlement Elliott & Waldron Abstract Company of Palo Pinto, Inc. 403 S. Oak Avenue Mineral Wells, TX 76067	

J. Summary of Borrower's Transaction **K. Summary of Seller's Transaction**

100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$770,000.00	401. Contract Sales Price	\$770,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$27,640.02	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. MUD taxes		410. MUD taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$797,640.02	420. Gross Amount Due to Seller	\$770,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)	\$616,000.00	502. Settlement Charges to Seller (line 1400)	\$6,645.25
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Grant funds from MWIF	\$154,000.00	504. Grant funds from MWIF	\$154,000.00
205. Gift funds from MWIF	\$116,000.00	505. Gift funds from MWIF	\$116,000.00
206.		506. Payoff to PECOFacet	\$500,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/16 thru 09/01/16	\$12,558.63	511. County property taxes 01/01/16 thru 09/01/16	\$12,558.63
212. Assessment Taxes		512. Assessment Taxes	
213. School property taxes		513. School property taxes	
214. MUD taxes		514. MUD taxes	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$898,558.63	520. Total Reduction Amount Due Seller	\$789,203.88
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$797,640.02	601. Gross Amount due to seller (line 420)	\$770,000.00
302. Less amounts paid by/for borrower (line 220)	\$898,558.63	602. Less reductions in amt. due seller (line 520)	\$789,203.88
303. Cash To Borrower	\$100,918.61	603. Cash From Seller	\$19,203.88

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges					
700. Total Sales/Broker's Commission based on price		\$770,000.00	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
800. Items Payable in Connection with Loan					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to	CNB FBO Morehead Appraisal	\$500.00	
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Insurance Application		to			
807. Assumption Fee		to			
808. Flood Determination Fee		to	CNB fbo Wolters Kluwer Financial Services	\$28.00	
809. Loan Processing Fee		to	Comanche National Bank	\$650.00	
810. UCC Recording Fee		to	CNB FBO State of Texas	\$5.00	
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	9/23/2016	to	10/1/2016 @ \$0/day		
902. Mortgage Insurance Premium for	months	to			
903. Hazard Insurance Premium for 1 years		to	BankDirect Capital Finance	POC \$3,234.00	\$9,702.00
1000. Reserves Deposited With Lender					
1001. Hazard insurance	2	months @	\$1,078.00 per month	\$2,156.00	
1002. Mortgage insurance		months @	per month		
1003. City property taxes		months @	per month		
1004. County property taxes	11	months @	\$1,563.42 per month	\$17,197.62	
1005. Assessment Taxes		months @	per month		
1006. School property taxes		months @	per month		
1007. MUD taxes		months @	per month		
1008. Other taxes		months @	per month		
1011. Aggregate Adjustment				(\$3,233.98)	
1100. Title Charges					
1101. Settlement or closing fee		to			
1102. Abstract or title search		to			
1103. Title examination		to	Elliott & Waldron Abstract Company of Palo Pinto, Inc.	\$162.38	
1104. Title insurance binder		to			
1105. Document preparation		to	Pratt & Garrett		\$350.00
1106. Notary fees		to			
1107. Attorney's fees		to			
(includes above items numbers:)			
1108. Title insurance		to	Elliott & Waldron Abstract Company of	\$100.00	\$4,587.00
(includes above items numbers:)			
1109. Lender's coverage	\$616,000.00/\$100.00				
1110. Owner's coverage	\$770,000.00/\$4,587.00				
1111. Escrow fee		to	Elliott & Waldron Abstract Company of Palo Pinto, Inc.	\$250.00	\$250.00
1112. Texas Guaranty Fee		to	State of Texas Guaranty Fee	\$3.00	\$3.00
1113.		to			
1114.		to			
1115. Tax Certificates		to	Elliott & Waldron Abstract Company of Palo Pinto, Inc.		\$10.00
1116. Courier Fees		to	Elliott & Waldron Abstract Company of Palo Pinto, Inc.		
1117. 40% of Title Premium		to	Pratt & Garrett		
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$34.00 ; Mortgage \$86.00 ; Rel \$38.00	to	Janette Green, County Clerk	\$120.00	\$38.00
1202. City/county tax/stamps	Deed ; Mortgage	to			
1203. State tax/stamps	Deed ; Mortgage	to			
1204.		to			
1300. Additional Settlement Charges					
1301. Survey		to	Price Surveying LP		\$1,407.25
1302. Pest Inspection		to			
1303. Residential Service Contract		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$27,640.02	\$6,645.25

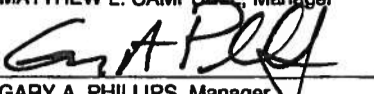
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this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

AMERICAN PRECISION AMMUNITION, LLC,
a Texas limited liability company

THE MINERAL WELLS INDUSTRIAL FOUNDATION, INC.

BY: 
MATTHEW L. CAMPBELL, Manager

By: 
Richard L. Ball, President

BY: 
GARY A. PHILLIPS, Manager

SETTLEMENT AGENT CERTIFICATION

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

 9/23/16
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.