



REGISTRO DE LA PROPIEDAD DE LORCA 3

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NOTA SIMPLE INFORMATIVA

Lugar, hora y fecha de Emisión: Lorca, 12:00 del 16 de Febrero de 2011

FINCA DE LORCA SECCIÓN 2ª Nº: 34451

6. PROPERTY.
(Part A)

DESCRIPCIÓN

7. Descriptive features of property.

URBANA: Tercera planta alta. Vivienda situada en la parte posterior del ala derecha del edificio, mirando a éste de frente. Tiene su acceso por la escalera general y luces y vistas a Norte y Mediodía. Se compone de hall, comedor-estar, tres dormitorios, cocina, aseo y terraza, con una superficie construida de setenta y un metros, sesenta decímetros cuadrados; y útil de sesenta metros, ochenta y tres decímetros cuadrados. Linda: frente, Norte, espacio libre que separa las dos alas del edificio y caja de escalera de éste; derecha, entrando, la vivienda número trece; izquierda, Josefa Herrero Jover; y espalda, espacio libre de la finca.

9. Qualified as Social housing.

Forma parte de un edificio situado en el Barrio de San Diego, ciudad de Lorca, señalado con el número siete, Calle Puente Genil, 5.

NUMERO CATORCE. CUOTA de participación: cuatro centésimas por ciento.

VPO. Calificada de VPO.

REFERENCIA CATASTRAL: 5514201XG9991D0010VT

11. OWNERSHIP.
(Part B)

TITULARIDAD

12. Name of the owner

BRAZILIAN ASSETS S.A., con C.I.F. número A99979135, titular del **pleno dominio** por título de **compraventa**.

Formalizada en escritura con fecha 31 de Diciembre del año dos mil diez, autorizada en LORCA, por DON GIL VICENTE ALSINA, nº de protocolo 13295.

Inscripción 14ª del Tomo 2.313, Libro 1.966, Folio 81 con Fecha 16/02/2011

15. LR data and date of its entry.

1. Competent LR Office

2. Kind of information

3. Place, hour and date of issue

4. LR number of this property

8. Special number in the condominium and its share in it

10. Cadastral code

13. Rank of ownership

14. Legal deed

17. Source charges

CARGAS

16. MORTGAGES AND CHARGES
(part C)

A) CARGAS POR PROCEDENCIA:

NO hay cargas registradas

18. Notice about Tax responsibility over this property

B) CARGAS PROPIAS:

- AFECCIÓN FISCAL. AUTOLIQUIDADA DE TRANSMISIONES.

Esta finca queda afecta por CINCO años, al pago de las liquidaciones complementarias que eventualmente puedan girarse por el impuesto sobre Transmisiones Patrimoniales y Actos Jurídicos Documentados, habiéndose satisfecho la cantidad de siete mil euros por autoliquidación.

Nota Número: 1 Al Margen de Insc/Anot: 11 Tomo: 2.313 Libro: 1.966 Folio: 79 Fecha: 30/05/2006

- HIPOTECA

A favor de: CAJA DE AHORROS Y PENSIONES DE BARCELONA -LA CAIXA-

Participación: TOTALIDAD

Límite de Crédito: 145.000 EUROS

Int. Ordinar. Anual: 5.945 EUROS Porcentaje de Interés Ordinario Tipo: 4,2% Máx.: 8,2% Meses: 6

Inter. Demora Anual: 30.885 EUROS Porcentaje de Interés Demora Tipo: 14,2% Meses: 18

Costas / Gastos : 15.400 EUROS

Plazo Amortización - Vencimiento: 30 de Abril de 2.036

20. Holder of the mortgage

19.
Mortgage

Formalizada en escritura con fecha 25/04/06, autorizada en LORCA, por DON GIL VICENTE ALSINA, nº de protocolo 1916.

Inscripción: 12ª Tomo: 2.313 Libro: 1.966 Folio: 80 Fecha: 31/05/2006

- CERTIFICACION 656 Ley de Enjuiciamiento Civil

- Expedida CERTIFICACION de título y cargas, con fecha 29 de Julio de 2009, a efectos del procedimiento de ejecución hipotecaria nº 651/2009 seguido en el Juzgado de 1ª Instancia Nº 6 de Lorca, para la efectividad de la HIPOTECA que motivó la inscripción 12ª.

Nota Número: 2 Al Margen de Insc/Anot: 12 Tomo: 2.313 Libro: 1.966 Folio: 80 Fecha: 29/07/2009

- AFECCIÓN. AUTOLIQUIDADA DE TRANSMISIONES.

Esta finca queda afecta por CINCO años, al pago de las liquidaciones complementarias que eventualmente puedan girarse por el impuesto sobre Transmisiones Patrimoniales y Actos Jurídicos Documentados, habiéndose satisfecho la cantidad de mil novecientos veintisiete euros con treinta céntimos por autoliquidación.

Nota Número: 1 Al Margen de Insc/Anot: 12 Tomo: 2.313 Libro: 1.966 Folio: 80 Fecha: 31/05/2006

- EMBARGO JUDICIAL.

Embargo acordado en el procedimiento de ejecución nº 755/2009 seguido en el Juzgado de 1ª Instancia Nº 6 de Lorca, anotado a favor de IMPLACABLE CREDITORS SL para responder de la cantidad reclamada de 20.000 euros más 1.500 para costas y gastos.

Anotación letra A) Tomo: 2.313 Libro: 1.966 Folio: 81 Fecha: 25/09/2009

23.
Pending documents

21. Notice of foreclosure

22.
Annotation of embargo

DOCUMENTOS RELATIVOS A LA FINCA PRESENTADOS Y PENDIENTES DE DESPACHO, VIGENTE EL ASIENTO DE PRESENTACIÓN, AL CIERRE DEL LIBRO DIARIO DEL DÍA ANTERIOR A LA FECHA DE EXPEDICIÓN DE LA PRESENTE NOTA:

Número 2 del Diario 9 de fecha 11/02/2011, CANCELACION DE HIPOTECA. Notario DON MIGUEL DE PÁRAMO ARGÜELLES:

Para información de consumidores se hace constar que la manifestación de los libros por esta Nota Simple Informativa se hace con los efectos que expresa el art.332 del Reglamento Hipotecario, y que sólo la Certificación acredita, en perjuicio de tercero, la libertad o gravamen de los bienes inmuebles, según dispone el art.225 de la Ley Hipotecaria.

Advertencias ley de protección de datos.

24. Information for consumers

INDICATIONS OF A SPANISH LR EXTRACT: An explanation

1. Competent LR Office

Each LR Office has exclusive jurisdiction. Indication means the city where the office lies (Lorca) and a number for each district (3). It's its official denomination.

2. Kind of information

LR information in Spain is divided basically into two categories:

- “nota simple”, mere extract of the content of the land books, and
- “certificación” (certification), formal document signed by a land registrar, which is authentic and proof.

3. Place, time and date of issue

It indicates the precise time that this information must be applied. LR Archives or contents are being updated constantly.

4. LR number of this property

Each registered property has a different number in its LR Office, exclusive and corresponding.

5. Land registrar in charge

It's the name of the land registrar under whose responsibility the information has been issued.

6. PROPERTY. PART A

It's the part or chapter —among us frequently called as “A”— of this information related to identification and description of property, based on physical and legal indications.

7. Descriptive features of this property

For describing a property or real estate several physical features are taken into account: location, surface or area expressed in metric units, boundaries, its storey or floor if it's part of a building, and also some others, depending on the cases.

8. Special number in the condominium and its share in it

The fact that a property or apartment has a special number and a share appointed (in a building horizontally divided), means that it forms part of a condominium (called in Spanish law *propiedad horizontal*). Condominium involves special rights and obligations, which they are ruled by its particular Act of 21th of July of 1960.

9. Qualified as Social housing

This indication is related to VPO, or “vivienda de protección oficial”, social housing or “official protected housings”. It means that the property or apartment is ruled by VPO legislation, which involves certain restrictions, which concern both the acquisition and sale.

10. Cadastral code

It's a 20-digit alphanumeric code provided by Cadastre, through which is carried out the coordination between LR and Cadastre.

11. OWNERSHIP. PART B

This part —among us frequently B— identifies the owner and also other indications related to his, her or its title.

In the case of a property bought by spouses, will contain a reference to their matrimonial regime.

12. Name of owner

It points his or her or its name and surname or surnames and also NIF (or CIF), which is a tax identification number. NIF or CIF is absolutely necessary according to Spanish Law.

13. Rank of ownership

“Pleno dominio” equals full ownership. If ownership weren't “full”, its rank will be specified.

14. Legal deed

It's the document that led the entry or inscription in favour of the current owner.

15. LR data and date of its entry

Exactly the LR Archive data and date from which LR states titles.

16. MORTGAGES AND OTHER CHARGES. PART C

This part is generally appointed as “C” among us and consists of a relation of the mortgages, charges, encumbrances, easements or any rights in rem that implicate limitations to ownership.

17. Source charges

It's a reference to charges that affect to estate or building where the apartment or property is integrated.

18. Notice about Tax responsibility over this property

“Afección fiscal” means a notice or warning that means real responsibility of the property for certain taxes, basically ITP (impuesto sobre transmisiones patrimoniales) or ISD (impuesto de sucesiones y donaciones). This annotation —and the sort of responsibility that involves— will be in force for five years. After its deadline, may be cancelled.

19. Mortgage

It indicates that a mortgage falls on this property. Information usually will comprise basis of the obligation and amount of money guaranteed by mortgage and its deadline, as well as other indications.

According to Spanish law, mortgages are accessory to a credit or obligation, whose failure to comply may lead to foreclosure.

Spanish law considers constitutive Mortgage entries or inscriptions. If they are not recorded, simply don't exist.

20. Holder of the mortgage in force

Identification of that person, bank, boarding society or other company who are holder of the mortgage according to the LR and are legitimated by LR to act powers which mortgage implicates.

21. Notice of foreclosure

The fact that LR warns about having issued this special certification implicates itself an announcement of foreclosure.

22. Annotation of embargo

It's the type of annotation or entry whereby LR states the fact that a property or real estate has been attached or embargoed. Attachment or embargo can be judiciary or administrative.

This annotation is not indefinite: either Judges or Courts or Authorities shall set its duration, usually four years, which is the longest legal deadline. This deadline may be extended up to four years else.

23. Pending documents

In this section lie the documents related to this property that have been presented to entry but not yet recorded.

24. Information for consumers

Convenient information related to indicate its effects and data protection policy.