

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 207-32-325
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

(1) see attached list (2) Additional Parcels
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

45TH AVENUE AND HEARN, LLC
12290 N. 86TH ST.
SCOTTSDALE, AZ 85260

3. (a) BUYER'S NAME AND ADDRESS:

HEARN MANOR, LLC
1599 E. ORANGEWOOD AVE #150
PHOENIX, AZ 85020

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

45th DRIVE & HEARN RD.
Glendale, AZ 85306

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

HEARN MANOR, LLC
Address in #3

(b) Next tax payment due 10/2014

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be used as a vacation home or secondary residence.
- c. To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

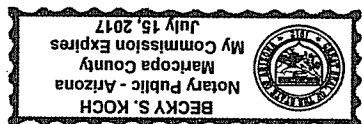
[Signature]
Signature of Seller / Agent

State of Arizona _____, County of Maricopa _____

Subscribed and sworn to before me on this 14 day of OCTOBER, 2014.

Notary Public Becky S Koch

Notary Expiration Date 7/15/17



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9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 225,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2014
Month / Year

12. DOWN PAYMENT \$ 80,000

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- f. Other financing; Specify: PRIVATE

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

U.S. Title Agency, LLC
225 East Germann Rd., Suite 170, Gilbert, AZ 85297
(480) 907-7026

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

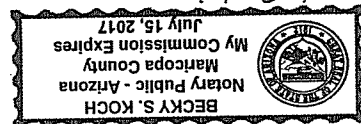
[Signature]
Signature of Buyer / Agent

State of Arizona _____, County of Maricopa _____

Subscribed and sworn to before me on this 15 day of OCTOBER, 2014.

Notary Public Becky S Koch

Notary Expiration Date 7/15/17



TAX PARCELS INCLUDED IN SALE:

207-32-325

207-32-326

207-32-327

207-32-328

207-32-329

207-32-330

207-32-331

207-32-332

EXHIBIT "A"
Legal Description

LOTS 1 through 7 inclusive and Tract A, of **HEARN HIDEAWAY**, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 874 of Maps, page 20.

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