

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 127-32-040
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? 2

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

(1) 127-32-041 (2) 127-32-042
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Empire Residential Communities Fund I LLC
6617 N Scottsdale Road, #101
Scottsdale, AZ 85250

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

HARMONY GWSG, 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:

3230 E Earll Dr
Phoenix, AZ 85018

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

HARMONY GWSG, LLC
See #3 above

(b) Next tax payment due _____

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

See reverse side for definition of a "primary residence, secondary residence" and "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 of Seller / Agent *Christine J. Nask*

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 29 day of August 2014

Notary Public *Joel Montemayor*

Notary Expiration Date 1-31-16



Joel Montemayor
JOEL MONTEMAYOR
Notary Public - Arizona
Maricopa County
Expires 01/31/2016
01-31-16

20: 710
ch:

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: \$ 760,000.00

11. DATE OF SALE (Numeric Digits): 01/14
Month / Year

12. DOWN PAYMENT \$ 0.00

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: _____

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):

HARMONY GWSG, LLC
See #3 above

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent *Christine J. Nask*

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 29 day of August 2014

Notary Public *Joel Montemayor*

Notary Expiration Date 1-31-16



Joel Montemayor
JOEL MONTEMAYOR
Notary Public - Arizona
Maricopa County
Expires 01/31/2016
01-31-16

Escrow No. 71001732-071-CH1
Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

LOT 15, OF VALENCIA ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 17 OF MAPS, PAGE 30.

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