

Unofficial 20 Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 503-66-063
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) _____ (2) _____

(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Tharaldson Financial Group, Inc., a Nevada corporation
1201 Page Drive Suite 200
Fargo, ND 58103

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

Park Place Holdings of Surprise, L.L.C.

542 W Chandler Blvd
Chandler AZ 85225

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

14575 W. Mountain View Blvd. #121
Surprise, AZ 85374

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

Park Place Holdings of Surprise, L.L.C.

542 W Chandler Blvd
Chandler AZ 85225

(b) Next tax payment due 9/1/16

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☒ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

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

State of Nevada, County of Clark

Subscribed and sworn to before me on this 8 day of October 2016

Notary Public

Notary Expiration Date August 10, 2017

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C1
Ho:

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

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

10. SALE PRICE: \$ 10,368,138.44

11. DATE OF SALE (Numeric Digits): 05 / 15
Month / Year

12. DOWN PAYMENT \$ 1036,813.84

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☒ Seller Loan (Carryback) (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:

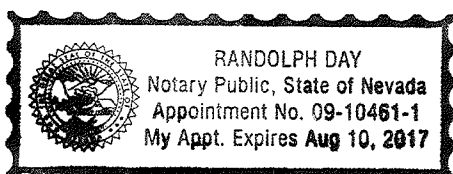
- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components: _____

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

Park Place Holdings of Surprise, L.L.C.
542 W Chandler Blvd
Chandler AZ 85225

18. LEGAL DESCRIPTION (attach copy if necessary):

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



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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 _____

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration _____

FOR RECORDER'S USE ONLY**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
 b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
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 (3) ☐ FHA
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Park Place Holdings of Surprise, L.L.C.
542 W Chandler Blvd
Chandler AZ 85225

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____

State of Arizona County of Navajo

Subscribed and sworn to before me on this 5th day of October 2015

Notary Public Judy A. Taylor

Notary Expiration Date 04-25-2017

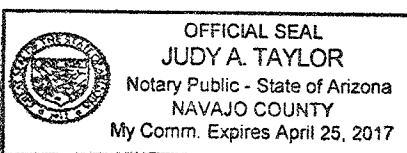


EXHIBIT "A"
Legal Description

Units 112, 121, 221, 624, 821, 822, 10101 through 10103, inclusive, 10107 through 10111, inclusive, 10113, 10116, 10119, 10120 through 10123, inclusive, 10125, 10201 through 10207, inclusive, 10209, 10211 through 10213, inclusive, 10215 through 10219, inclusive, 10221 through 10223, inclusive, 10225, 10301, 10303, 10305 through 10307, inclusive, 10312, 10319, 10320, 10323 through 10325, inclusive, 11103, 11112, 11125, 11203 through 11205, 11207, 11209, 11215, 11217, 11221, 11225, 11301, 11303, 11308, 11313, 11317, 11321, 11322, 11324, 11325, 12101, 12104 through 12106, inclusive, 12109, 12110, 12113, 12202 through 12211, inclusive, 12301 through 12306, inclusive, 12308 through 12312, inclusive, 12314, PARK PLACE CONDOMINIUM AMENDED, according to Declaration of Condominium in Recording No. 2005-0299640A, First Amendment in Recording No. 2005-0412725, Second Amendment in Recording No. 2005-0445244 and in Re-Recording No. 2005-0458626, and Third Amendment in Recording No. 2008-0139520, and according to the Plat recorded in Book 734 of Maps, page 18, records of Maricopa County, Arizona;

Together with an undivided interest in and to the common elements as set forth in said Declaration and as indicated on said Plat.

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503-66-062
503-66-063
503-66-070
503-66-101
503-66-112
503-66-124 through 503-66-126
503-66-130 through 503-66-134
503-66-136
503-66-139
503-66-142
503-66-143 through 503-66-146
503-66-148
503-66-150 through 503-66-156
503-66-158
503-66-160 through 503-66-162
503-66-164 through 503-66-168
503-66-170 through 503-66-172
503-66-174
503-66-176
503-66-178
503-66-180 through 503-66-182
503-66-187
503-66-194
503-66-195
503-66-198 through 503-66-200
503-66-204
503-66-213
503-66-226
503-66-229 through 503-66-231
503-66-233
503-66-235
503-66-241
503-66-243
503-66-247
503-66-251
503-66-252
503-66-254
503-66-259
503-66-264
503-66-268
503-66-272
503-66-273
503-66-275
503-66-276
503-66-277
503-66-280 through 503-66-282
503-66-285
503-66-286
503-66-289
503-66-292 through 503-66-301
503-66-305 through 503-66-310
503-66-312
503-66-316
503-66-318

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