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## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 220-42-012A  
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) 220-42-029 (3) \_\_\_\_\_
- (2) 220-44-007 (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Highlander Real Estate Investments, LLC  
2320 West Ray Road, Suite 3  
Chandler, AZ 85248

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

Arizona Bonanza, LLC  
40916 N. Lytham Way  
Anthem, AZ 85086

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

### 4. ADDRESS OF PROPERTY:

10220 East Apache Trail  
Apache Junction, AZ 85207

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

Arizona Bonanza, LLC  
40916 North Lytham Way  
Anthem, AZ 85086

(b) Next tax payment due 3/1/2016

### 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:  
Mobile Home Park

### 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: 123  
For Apartments, Motels / Hotels, Mobile Home / RV Parks,

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.

Highlander Real Estate Investments, LLC

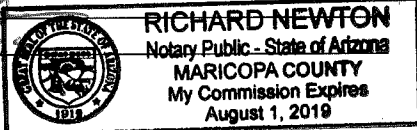
Charles M Keatt  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 29 day of October 20 15

Notary Public

Notary Expiration Date 6/1/20



Arizona Bonanza, LLC

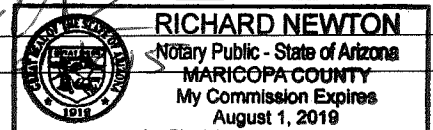
Stewart Title & Trust of Phoenix, Inc.  
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 29 day of October 20 15

Notary Public

Notary Expiration Date \_\_\_\_\_



### 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: \$ \$9,000,000.00

11. DATE OF SALE (Numeric Digits): 7/2015  
Month / Year

12. DOWN PAYMENT \$ 3,491,000.00

### 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 partial interest: \_\_\_\_\_

### 15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: N/A

### 16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy 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):

Stewart Title & Trust of Phoenix, Inc.  
2930 E. Camelback Rd., Suite 210, Phoenix, AZ 85016  
(480) 557-4560

### 18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the Northwest quarter of Section 23, Township 1 North, Range 7 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 23; thence North 89 degrees 58 minutes 00 seconds East, 1323.66 feet along the East-West mid-section line of said Section 23 to the Southwest corner of the West half of the East half of the Northwest quarter of said Section 23, being the True Point of Beginning of this description; thence North 00 degrees 05 minutes 31 seconds East, 687.93 feet along the West line of the West half of the East half of the Northwest quarter of said Section 23; thence North 89 degrees 54 minutes 00 seconds West, 166.86 feet to the Southwest corner of a parcel described as Parcel No. 3 in Deed recorded in Instrument No. 89-384086 of Official Records, Maricopa County, Arizona; thence North 00 degrees 05 minutes 11 seconds East along the West line of said Parcel 3 and the Northerly extension thereof, a distance of 340.00 feet; thence North 89 degrees 54 minutes 00 seconds West, 321.97 feet to the Southwest corner of a Parcel No. 2 in Deed recorded in Instrument No. 89-384086 of Official Records, Maricopa County, Arizona; thence North 00 degrees 06 minutes 00 seconds East along the West line of said Parcel No. 2, a distance of 300.00 feet; thence North 89 degrees 54 minutes 00 seconds East, 488.82 feet to a point on the West line of the West half of the East half of the Northwest quarter of said Section 23; thence South 00 degrees 05 minutes 31 seconds West, 8.61 feet to a point on the North line of the Southeast quarter of the Northwest quarter of said Section 23; thence North 89 degrees 58 minutes 44 seconds East, 391.74 feet along said North line to a point on the West line of the East 270 feet of the West half of the East half of the Northwest quarter of said Section 23; thence South 00 degrees 05 minutes 17 seconds West, 1319.24 feet to a point on the East-West mid-section line of said Section 23; thence South 89 degrees 58 minutes 00 seconds West, 391.83 feet along said East-West mid-section line to the Point of Beginning.

Unofficial Document