

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-46-039
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? 3

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

(1) 211-46-041A (2) 211-46-040C
(3) 211-46-025E (4) _____

2. SELLER'S NAME AND ADDRESS:

Cave Creek AZ Development Group, LLC
155 W New York Ave #200
Southern Pines, NC 28387

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

I.S. Tucson Circle, LLC
2424 N. Federal Hwy., #454
Bacon Raton, FL 33431

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

4. ADDRESS OF PROPERTY:

NWC Cave Creek & Olsen Road
Cave Creek, AZ

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

I.S. Tucson Circle, LLC
2424 N. Federal Hwy., #454
Bacon Raton, FL 33431

(b) Next tax payment due 1st half 2015

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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 1
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 AZ, County of Maricopa
Subscribed and sworn to before me on this 15 day of Dec 2015
Notary Public Billie Johnson
Notary Expiration Date _____

20
18
he

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: \$ 5,484,000.00

11. DATE OF SALE (Numeric Digits): 06/2015
Month / Year

12. DOWN PAYMENT \$ 1,914,000.00

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 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):

Lawyers Title of Arizona, Inc.
3131 E. Camelback Road, Suite 220
Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

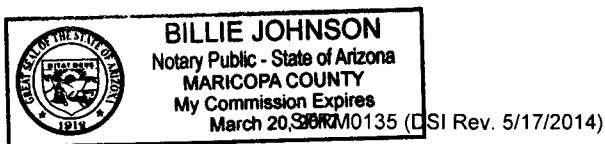
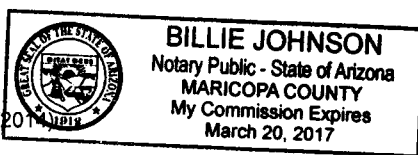


EXHIBIT "A"
Legal Description

Lot 1, of TRACTOR SUPPLY COMPANY-CAVE CREEK, according to Book 1237 of Maps, Page 50, records of Maricopa County, Arizona.

EXCEPT all coal, oil, gas and other mineral deposits reserved in the Patents to said land.

ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE SOUTH 89°58'27" WEST, ALONG THE NORTH SECTION LINE OF SAID SECTION 8, A DISTANCE OF 899.83 FEET TO THE INTERSECTION OF CAREFREE HIGHWAY AND CAVE CREEK ROAD;

THENCE SOUTH 27°27'37" WEST, DEPARTING SAID NORTH SECTION LINE AND ALONG THE MONUMENT LINE OF CAVE CREEK ROAD, A DISTANCE OF 851.83 FEET;

THENCE NORTH 62°32'23" WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CAVE CREEK ROAD;

THENCE NORTH 31°16'54" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF CAVE CREEK ROAD AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BARBIE LANE, A DISTANCE OF 51.85 FEET;

THENCE SOUTH 89°58'17" WEST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BARBIE LANE, A DISTANCE OF 124.99 FEET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°11'37" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF BARBIE LANE, A DISTANCE OF 25.00 FEET TO A POINT ON THE CENTERLINE OF BARBIE LANE;

THENCE SOUTH 89°58'17" WEST, ALONG THE CENTERLINE OF BARBIE LANE, A DISTANCE OF 497.83 FEET TO THE INTERSECTION OF THE CENTERLINES OF BARBIE LANE AND 53RD STREET;

THENCE SOUTH 00°02'22" EAST, ALONG THE CENTERLINE OF 53RD STREET, A DISTANCE OF 253.71 FEET;

THENCE SOUTH 62°33'47" EAST, DEPARTING SAID CENTERLINE OF 53RD STREET, A DISTANCE OF 124.85 FEET;

THENCE SOUTH 62°34'14" EAST A DISTANCE OF 143.33 FEET;

THENCE SOUTH 59°53'23" EAST A DISTANCE OF 37.21 FEET;

THENCE NORTH 30°21'39" EAST A DISTANCE OF 10.01 FEET;

THENCE SOUTH 62°34'33" EAST A DISTANCE OF 100.83 FEET;

THENCE SOUTH 59°13'26" EAST A DISTANCE OF 25.74 FEET;

THENCE SOUTH 62°34'39" EAST A DISTANCE OF 58.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CAVE CREEK ROAD;

THENCE NORTH 27°27'37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CAVE CREEK ROAD, A DISTANCE OF 197.51 FEET;

THENCE NORTH 62°34'38" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF CAVE CREEK ROAD, A DISTANCE OF 58.86 FEET;

THENCE NORTH 27°25'22" EAST A DISTANCE OF 34.00 FEET;
THENCE NORTH 62°34'33" WEST A DISTANCE OF 127.05 FEET;
THENCE NORTH 27°25'27" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 28°06'39" EAST A DISTANCE OF 41.72 FEET;
THENCE NORTH 27°25'27" EAST A DISTANCE OF 69.47 FEET;
THENCE NORTH 00°02'20" WEST A DISTANCE OF 25.04 FEET;
THENCE NORTH 89°58'23" EAST A DISTANCE OF 51.37 FEET;
THENCE NORTH 00°01'37" WEST A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT all coal, oil, gas and other mineral deposits reserved in the Patents to said land.

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