

Unofficial Document

FOR 20
14
ch.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 302-38-950

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Wal-Mart Stores, Inc.
2001 S.E. 10th Street
Bentonville, AR 72716-5535

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

Legacy Traditional School - North Chandler
3201 South Gilbert Road, Building A
Chandler, AZ 85286

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

4. ADDRESS OF PROPERTY:

VACANT LAND
, AZ

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

See No. 3 above

(b) Next tax payment due 03/01/2016

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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 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,

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.

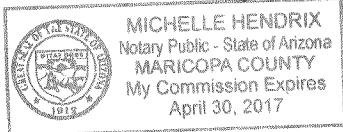
Signature of Seller / Agent _____

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 18 day of December 2015

Notary Public _____

Notary Expiration Date 4-30-2017



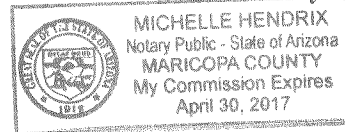
Signature of Buyer / Agent _____

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 18 day of December 2015

Notary Public _____

Notary Expiration Date 4-30-2017



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:

\$ 14,450,000.00

11. DATE OF SALE (Numeric Digits):

12/2015

Month / Year

12. DOWN PAYMENT

\$ 50,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or Trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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: _____

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):

Stewart Title
2930 East Camelback Rd. Suite 210, Phoenix, AZ 85016
(602) 462-8000

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Warner Office Park, according to Book 600 of Maps, Page 6, records of Maricopa County, Arizona.

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