

# Unofficial Document

FOR F<sub>20</sub>

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 220-64-004G  
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) 220-65-003S (3) 220-65-004  
(2) 220-65-003Z (4) \_\_\_\_\_

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

Thompson Properties: El Dorado Mobile Estates, L.L.C.  
2929 E. Camelback Road, Suite #118  
Phoenix, AZ 85016

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

Quae Amissa Salva Real Estate Investments, LLC  
2320 West Ray Road, Unit 3  
Chandler, AZ 85224

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

### 4. ADDRESS OF PROPERTY:

202 North Meridian Road  
Apache Junction, AZ 85120

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

Quae Amissa Salva Real Estate Investments, LLC  
2320 West Ray Road, Unit 3  
Chandler, AZ 85224

(b) Next tax payment due \_\_\_\_\_

### 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 Mobile Home/RV 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: 178 For Apartments, Motels / Hotels, Mobile Home / RV Parks,

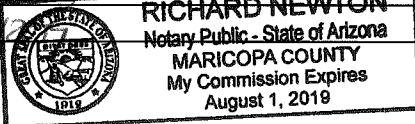
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_

State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 24 day of February 2016

Notary Public \_\_\_\_\_

Notary Expiration Date 8/1/2019

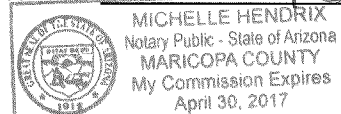


Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 25 day of February 2016

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: \$ \$9,750,000.00

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

12. DOWN PAYMENT \$ \$2,881,185.12

### 13. METHOD OF FINANCING:

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

### 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  
2930 E. Camelback Rd., Suite 210, Phoenix, AZ 85016  
(480) 557-4560

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

See attached Exhibit "A"

## STATUTES AND EXEMPTIONS

A.R.S. §§ 11-1133 and 11-1137(B) require all buyers and sellers of real property or their agents to complete and attest to this Affidavit. Failure to do so constitutes a class 2 misdemeanor and is punishable by law.

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value. Data supplied for an individual property will not directly affect the assessment or taxes of that property.

A.R.S. § 11-1134 exempts certain transfers from completion of the Affidavit of Property Value and the \$2.00 filing fee. See the list of exemption codes below. If the transfer meets the criteria for an exemption, do not complete the Affidavit. Instead, please post the Statute Number and Exemption Code on the face of the Deed, in the area beneath the Legal Description. For example, if Exemption Code **B3** is applicable, the proper exemption notation would be A.R.S. 11-1134 **B3**.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

### LIST OF EXEMPTION CODES (A.R.S. § 11-1134)

- A1. A deed that represents the payment in full or forfeiture of a recorded contract for the sale of real property.
- A2. A lease or easement on real property, regardless of the length of the term.
- A3. Sales to or from government: "A deed, patent or contract for the sale or transfer of real property in which an agency or representative of the United States, this state, a county, city or town of this state or any political subdivision of this state is the named grantor, and authorized seller, or purchaser."
- A4. A quitclaim deed to quiet title as described in A.R.S. § 12-1103, subsection B.
- A5. A conveyance of real property that is executed pursuant to a court order.
- A6. A deed to an unpatented mining claim.
- A7. A deed of gift.
- B1. A transfer solely in order to provide or release security for a debt or obligation, including a trustee's deed pursuant to power of sale under a deed of trust.
- B2. A transfer that confirms or corrects a deed that was previously recorded
- B3. A transfer of residential property between family members as defined below with only nominal actual consideration for the transfer.
- B4. A transfer of title on a sale for delinquent taxes or assessments.
- B5. A transfer of title on partition.
- B6. A transfer of title pursuant to a merger of corporations.
- B7. A transfer between related business entities for no consideration, nominal consideration.
- B8. A transfer from a person to a trustee or from a trustee to a trust beneficiary with only nominal consideration for the transfer.
- B9. A transfer of title to and from an intermediary for the purpose of creating a joint tenancy estate or some other form of ownership.
- B10. A transfer from a husband and wife or one of them to both husband and wife to create an estate in community property with right of survivorship.
- B11. A transfer from two or more persons to themselves to create an estate in joint tenancy with right of survivorship.
- B12. A transfer pursuant to a beneficiary deed with only nominal actual consideration for the transfer.
- B13. From an owner to itself or a related entity for no or nominal consideration solely for the purpose of consolidating or splitting parcels.
- B14. Due to legal name change.

Any instrument describing a transaction exempted by A.R.S. § 11-1134 shall bear a notation thereof on the face of the Instrument at the time of recording, indicating the specific exemption that is claimed.

### DEFINITION OF PRIMARY AND SECONDARY RESIDENCE

A **Primary Residence** is a residential property that is used by the owner or owners as their principal or usual place of residence, or occupied by a qualified family member of the owner, as defined below, and used as the qualified family member's usual and principal residence. A **Non-Primary or Secondary Residence** is a second home that is not your primary residence; or is unoccupied, or owned by a financial institution. If you have a homestead exemption for a home in another state, the listed home cannot qualify as a primary residence.

### DEFINITION OF QUALIFIED FAMILY MEMBER

A "Qualified Family Members" is defined as:

- a) A natural or adopted son or daughter of the taxpayer or a descendent of either.
- b) The father or mother of the taxpayer or an ancestor of either.
- c) A stepson or stepdaughter or stepparent of the taxpayer.
- d) A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e) A natural or adopted sibling of the taxpayer.

### DEFINITION OF PERSONAL PROPERTY

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Parcel No. 1:

The South half of the East half of the Northeast quarter of the Northeast quarter of Section 24, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 2

The North half of the East half of the Southeast quarter of the Northeast quarter of Section 24, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 150 feet thereof.

Parcel No. 3:

The West half of the following described property:

The South 305 feet of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the East 65 feet thereof.

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Parcel No. 4:

The South half of the East half of the Southeast quarter of the Northeast quarter of Section 24, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

And the South 150 feet of the North half of the East half of the Southeast quarter of the Northeast quarter of Section 24, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 500 feet of said Southeast quarter of the Northeast quarter; and

Except the North 300 feet of the South 800 feet of the East 300 feet of said Southeast quarter of the Northeast quarter.