

# Unofficial 20 Document

## AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 208-12-013C 2 -             
 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:

Moon Valley Bible Church, Inc.  
16207 North 3rd Avenue  
Phoenix, AZ 85023

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

Woodside Homes Sales AZ, LLC  
1811 South Alma School Road, Suite 190  
Mesa, AZ 85210

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

If Yes, state relationship:   

### 4. ADDRESS OF PROPERTY:

Approx. 17.72 acres, NEC of 3rd Ave. and Greenway Pkwy.  
Phoenix, AZ

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

Woodside Homes Sales AZ, LLC  
1811 South Alma School Road, Suite 190  
Mesa, AZ 85210

(b) Next tax payment due   

### 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- |   |  |
|---|--|
| a. <input checked="" type="checkbox"/> Vacant land  | f. <input type="checkbox"/> Commercial or Industrial Use   |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agriculture  |
| c. <input type="checkbox"/> Condo or Townhouse      | h. <input type="checkbox"/> Mobile or manufactured Home<br><input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                | i. <input type="checkbox"/> Other Use; Specify: <u>  </u>                                |
| e. <input type="checkbox"/> 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 Arizona, County of Maricopa  
 Subscribed and sworn to before me on this            day of            20 16  
 Notary Public     
 Notary Expiration Date   

14  
 ch.

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

- |  |   |
|--|---|
| a. <input type="checkbox"/> Warranty Deed                    | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed               | f. <input type="checkbox"/> Other:                |

10. SALE PRICE: \$ 5,581,800.00 00

11. DATE OF SALE (Numeric 0 3 / 1 6  
 Digits):            Month/Year

12. DOWN PAYMENT \$ 5,581,800.00 00

### 13. METHOD OF FINANCING:

- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from<br>Financial institution:<br>(1) <input type="checkbox"/> Conventional<br>(2) <input type="checkbox"/> VA<br>(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade                      | f. <input type="checkbox"/> Other financing; Specify:<br><u>  </u>   |
| c. <input type="checkbox"/> Assumption of existing loan(s)       |  |
| d. <input type="checkbox"/> 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: \$ 0.00 00 AND  
 briefly describe the Personal Property: N/A

### 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 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):

First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
Phone (602)567-8100

### 18. LEGAL DESCRIPTION (attach copy if necessary): See Exhibit "A" attached hereto

Signature of Buyer / Agent     
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 11 day of March 20 16  
 Notary Public Melissa A. Smith  
 Notary Expiration Date 7-24-18



**AFFIDAVIT OF PROPERTY VALUE**

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(b) Are the Buyer and Seller related? Yes  No   
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Mesa, AZ 85210

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**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.  Agriculture
- 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:

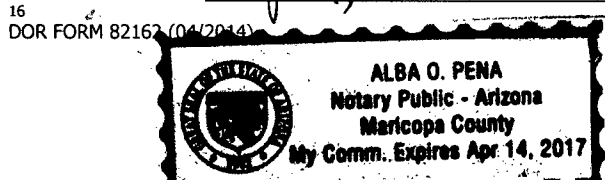
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- b.  To be rented to someone other than a "qualified family member."
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8. If you checked **e** or **f** in item 6 above, indicate the number of units: \_\_\_\_\_  
For Apartments, Motels / Hotels, 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]  
Signature of Seller / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 11 day of March, 2016  
Notary Public: Alba O. Peña  
Notary Expiration Date: Apr 14, 2017



**FOR RECORDER'S USE ONLY**

**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:** \$ 5,581,800.00 00

**11. DATE OF SALE (Numeric Digits):** 03 / 16  
Month/Year

**12. DOWN PAYMENT:** \$ 5,581,800.00 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: \_\_\_\_\_

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**18. LEGAL DESCRIPTION (attach copy if necessary):**  
See Exhibit "A" attached hereto

\_\_\_\_\_  
Signature of Buyer / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**EXHIBIT "A"**

LOTS 1 THROUGH 95, INCLUSIVE, AND TRACTS A THROUGH M, INCLUSIVE OF THE FINAL PLAT "LOOKOUT MOUNTAIN" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1264 OF MAPS, PAGE 41.