

Pioneer Title Agency, Inc.

Commitment to Service

421 S. Beeline Hwy P.O. Box 250, Payson, AZ 85541
Phone: (928) 474-3235 • Fax: (866) 883-7881

April 7, 2020

**Town of Payson
303 N. Beeline Hwy.
Payson, AZ 85541**

RE: Escrow No.: 70406758 - MH
Seller/Buyer: Tayco Properties LLC/Town of Payson
Property Address: 712 N. Maranatha Rd., Payson, AZ 85541

In connection with the above referenced escrow, we enclose the following items:

- Signed copy of closing documents
- Original recorded Deed to the Town of Payson

We would like to thank you for the opportunity of serving you and hope that you will contact us again for your escrow and title needs.

Sincerely,



Mikie Halenar
Escrow Manager

Pioneer Title Agency, Inc.

Commitment to Service

421 S. Beeline Hwy P.O. Box 250, Payson, AZ 85541

Phone: (928) 474-3235 • Fax: (866) 883-7881

Date: August 19, 2019

Escrow No.: 70406758-MH

COURTESY DEED PREPARATION INSTRUCTIONS

The undersigned hereby authorize and direct Pioneer Title Agency, Inc. ("Escrow Agent) to prepare documents regarding the property described below, the legal description of which has been provided by the undersigned (the "Real Property"):

Legal Description:

See Exhibit A attached hereto and made a part hereof.

The documents to be prepared are as follows (the "Documents"):

Warranty Deed

The Documents are to be prepared using the following information:

Grantor(s): Tayco Properties LLC, an Arizona limited liability company

Grantee(s): Town of Payson, a municipal corporation

Manner of Vesting: _____

Affidavit of Value Exemption Code, if any: 11-1134A-3

Other: _____

In accordance with Courtesy Recording Instructions executed by the parties simultaneously herewith, the following Documents are to be recorded:

Warranty Deed

The parties further state that:

1. There is no consideration being paid by one party to or on behalf of the other in connection with the execution or recordation of the Documents.
2. The Real Property is not involved in an open escrow, title insurance or other transaction pending with any office of Escrow Agent or any other title company.

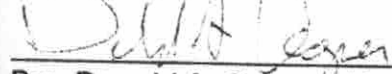
The parties further acknowledge and agree that:

1. The Documents are being prepared as a courtesy only as specifically instructed herein and Escrow Agent is relying solely upon the accuracy of the information provided to Escrow Agent by the parties in preparing said Documents.
2. They shall receive a limited title report for the Real Property and will pay the limited title report fee, along with work charges and recording fees, if applicable. Said fees will be paid no later than completion of the Documents and prior to recording, if applicable.
3. There shall be no policy of title insurance issued upon recordation of the Documents noted above, if any.
4. Escrow Agent is relieved of any and all liability and/or responsibility as to (a) the condition of title of the Real Property, including but not limited to, taxes, liens and/or assessments, (b) the validity,

sufficiency or effect of the Documents as prepared herein or (c) the effect on title or the rights and responsibilities of the parties from the preparation or recordation of the Documents as instructed herein.

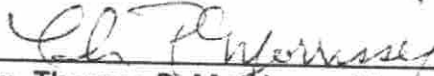
5. Escrow Agent is not a licensed real estate agent or attorney and cannot provide, and has not provided, legal or tax advice to the parties regarding the effect of the Documents as prepared herein or the recording of the same. **THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THEY HAVE BEEN GIVEN SUFFICIENT OPPORTUNITY TO HAVE THESE INSTRUCTIONS REVIEWED BY PROFESSIONAL, LEGAL OR TAX ADVISORS OF THEIR CHOICE AND HAVE SATISFIED THEMSELVES AS TO THE LEGAL AND TAX EFFECTS, CONSEQUENCES AND RISKS THAT MAY RESULT FROM THE PREPARATION AND/OR RECORDATION OF THE DOCUMENTS AS INSTRUCTED HEREIN.**

Tayco Properties, LLC



By: Donald A. Cooper, Manager

The Town of Payson



By: Thomas P. Morrissey, Mayor

Exhibit A

Area C, as shown on Record of Survey – Lot/Parcel Line Adjustment-Consolidation, as recorded in Survey Map No. 5063, lying within the Northeast quarter and Southeast quarter of Section 34, Township 11 North, Range 10 East of the Gila and Salt River Base and Meridian, records of Gila County, Arizona.

Pioneer Title Agency, Inc.

Commitment to Service

421 S. Beeline Hwy P.O. Box 250, Payson, AZ 85541

Phone: (928) 474-3235 • Fax: (866) 883-7881

Date: August 19, 2019

Escrow No.: 70406758-MH

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See Exhibit A attached hereto and made a part hereof.

The documents to be prepared are as follows (the "Documents"):

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The Documents are to be prepared using the following information:

Grantor(s): Town of Payson, a municipal corporation

Grantee(s): Tayco Properties LLC, an Arizona limited liability company

Manner of Vesting: _____

Affidavit of Value Exemption Code, if any: 11-1134A-3

Other: _____

In accordance with Courtesy Recording Instructions executed by the parties simultaneously herewith, the following Documents are to be recorded:

Warranty Deed

The parties further state that:

1. There is no consideration being paid by one party to or on behalf of the other in connection with the execution or recordation of the Documents.
2. The Real Property is not involved in an open escrow, title insurance or other transaction pending with any office of Escrow Agent or any other title company.

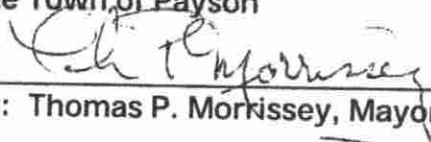
The parties further acknowledge and agree that:

1. The Documents are being prepared as a courtesy only as specifically instructed herein and Escrow Agent is relying solely upon the accuracy of the information provided to Escrow Agent by the parties in preparing said Documents.
2. They shall receive a limited title report for the Real Property and will pay the limited title report fee, along with work charges and recording fees, if applicable. Said fees will be paid no later than completion of the Documents and prior to recording, if applicable.
3. There shall be no policy of title insurance issued upon recordation of the Documents noted above, if any.
4. Escrow Agent is relieved of any and all liability and/or responsibility as to (a) the condition of title of the Real Property, including but not limited to, taxes, liens and/or assessments, (b) the validity,

sufficiency or effect of the Documents as prepared herein or (c) the effect on title or the rights and responsibilities of the parties from the preparation or recordation of the Documents as instructed herein.

5. Escrow Agent is not a licensed real estate agent or attorney and cannot provide, and has not provided, legal or tax advice to the parties regarding the effect of the Documents as prepared herein or the recording of the same. **THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THEY HAVE BEEN GIVEN SUFFICIENT OPPORTUNITY TO HAVE THESE INSTRUCTIONS REVIEWED BY PROFESSIONAL, LEGAL OR TAX ADVISORS OF THEIR CHOICE AND HAVE SATISFIED THEMSELVES AS TO THE LEGAL AND TAX EFFECTS, CONSEQUENCES AND RISKS THAT MAY RESULT FROM THE PREPARATION AND/OR RECORDATION OF THE DOCUMENTS AS INSTRUCTED HEREIN.**

The Town of Payson


By: Thomas P. Morkissey, Mayor

Tayco Properties, LLC

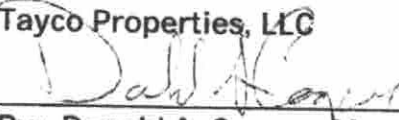

By: Donald A. Cooper, Manager

Exhibit A

Area B, as shown on Record of Survey – Lot/Parcel Line Adjustment-Consolidation, as recorded in Survey Map No. 5063, being a portion of Lot 147, Alpine Heights, according to Map No. 559, records of Gila County, Arizona.

Exhibit A

Area C, as shown on Record of Survey – Lot/Parcel Line Adjustment-Consolidation, as recorded in Survey Map No. 5063, lying within the Northeast quarter and Southeast quarter of Section 34, Township 11 North, Range 10 East of the Gila and Salt River Base and Meridian, records of Gila County, Arizona.

COURTESY RECORDING INSTRUCTIONS

Pioneer Title Agency, Inc. is hereby handed the following document(s):

Warranty Deed

You are hereby authorized and instructed as a courtesy to deliver for recording to the Gila County Recorder's Office said document(s), with these instructions to be attached to and recorded as a part of the first mentioned document.

The undersigned understands and acknowledges that Pioneer Title Agency, Inc. is acting in the capacity of messenger only, without consideration, and is not responsible for the correctness of the form, content or execution of any of the document(s) and that Pioneer Title Agency, Inc. is hereby released of any and all liability in connection with the same. Further, the undersigned understands and acknowledges that Pioneer Title Agency, Inc. assumes no responsibility or liability due to any delay in recordation of said document(s).

The undersigned states that the real property affected by the document(s) is not involved in an open escrow, title insurance or other transaction pending with any office of Pioneer Title Agency, Inc. or any other title company.


It is further understood and acknowledged that there shall be no liability and/or responsibility for a payment of any consideration by Pioneer Title Agency, Inc. to any party as this service is performed as a courtesy only.

The undersigned understands and acknowledges that at the time of recordation, the documents will not be insured by Pioneer Title Agency, Inc.

Dated: August 19, 2019

SIGNATURES (All parties to document(s) must sign):

Tayco Properties, LLC

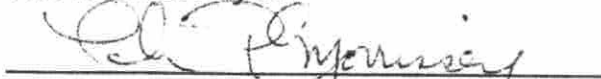


By: Donald A. Cooper, Manager

- Party Making Delivery

Address: 1555 Bellaire Dr., Casper, WY 82604

The Town of Payson



By: Thomas P. Morrissey, Mayor

- Party to Document

Pioneer Title Agency, Inc. office forwarding document(s) to recording desk:

Office Name Payson By: Mikie Halenar



at the request of Pioneer Title Agency, Inc.

When recorded mail to
Tayco Properties LLC
1555 Bellaire Dr.
Casper, WY 82604

Copy

70406758-MH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 302-40-022F

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Town of Payson, a municipal corporation
do/does hereby convey to
Tayco Properties LLC, an Arizona limited liability company
the following real property situated in Gila County, Arizona:
See Exhibit A attached hereto and made a part hereof.

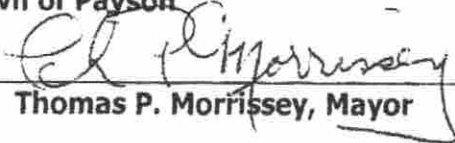
Exempt from Affidavit of Value, ARS 11-1134A3

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

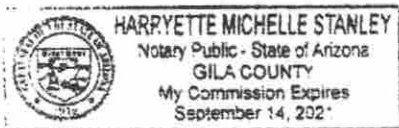
DATED: August 19, 2019


Town of Payson


By: Thomas P. Morrissey, Mayor

State of Arizona }
 } ss.
County of Gila }

The foregoing instrument was acknowledged before me this 2nd day of October ~~August~~, 2019, by Thomas P. Morrissey, as Mayor of the Town of Payson, a municipal corporation, on behalf of the corporation




NOTARY PUBLIC
My commission expires: 09-14-2021

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Tayco Properties LLC
1555 Bellaire Dr.
Casper, WY 82604

70406758-MH

--- Digitally Recorded ---
ID 2019-10789
County Gila
Date/Time 10-3-19 3:44 pm
www.recordingexpress.com

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 302-40-022F

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Town of Payson, a municipal corporation
do/does hereby convey to
Tayco Properties LLC, an Arizona limited liability company
the following real property situated in Gila County, Arizona:
See Exhibit A attached hereto and made a part hereof.

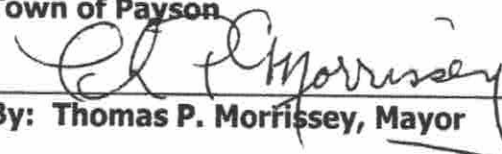
Exempt from Affidavit of Value, ARS 11-1134A3

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The Grantor warrants the title against all persons whomsoever.

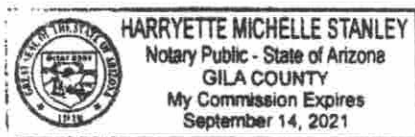
DATED: August 19, 2019


Town of Payson


By: **Thomas P. Morrissey, Mayor**

State of Arizona }
 } ss.
County of Gila }

The foregoing instrument was acknowledged before me this 2nd day of October ^{AMS} ~~August~~, 2019, by Thomas P. Morrissey, as Mayor of the Town of Payson, a municipal corporation, on behalf of the corporation




NOTARY PUBLIC

My commission expires: 09-14-2021

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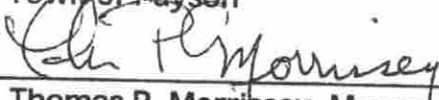
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Dated: August 19, 2019

SIGNATURES (All parties to document(s) must sign):

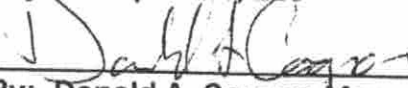
The Town of Payson


By: Thomas P. Morrissey, Mayor

- Party Making Delivery

Address: 303 N. Beeline Hwy., Payson, AZ 85541

Fayco Properties, LLC

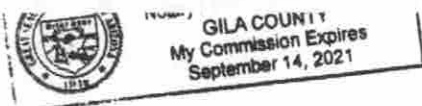

By: Donald A. Cooper, Manager

- Party to Document

Pioneer Title Agency, Inc. office forwarding document(s) to recording desk:

Office Name Payson By: Mikie Halenar

Courtesy Recording Instructions



2Warranty Deed - Escrow No. 70406758

Exhibit A

Area B, as shown on Record of Survey – Lot/Parcel Line Adjustment-Consolidation, as recorded in Survey Map No. 5063, being a portion of Lot 147, Alpine Heights, according to Map No. 559, records of Gila County, Arizona.

2Warranty Deed - Escrow No. 70406758



GILA COUNTY
My Commission Expires
September 14, 2021

2Warranty Deed - Escrow No. 70406758