

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: _____
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Rim Country Educational Foundation, LLC
308 E. Aero Dr.
Payson, AZ 85541

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

Rim Country Educational Alliance Separate Legal Entity
303 N. Beeline Hwy.
Payson, AZ 85541

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

4. ADDRESS OF PROPERTY:

AZ

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

Rim Country Educational Alliance Separate Legal Entity
303 N. Beeline Hwy.
Payson, AZ 85541

(b) Next tax payment due _____

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 definitions 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 By: Gary Cordell
State of Arizona, County of Gila
Subscribed and sworn to before me on this 27 day of Sept. 2019
Notary Public: Heather L Stage
Notary Expiration Date: 8-15-2022

Signature of Buyer / Agent By: Jon Cline
State of Arizona, County of Gila
Subscribed and sworn to before me on this 27 day of Sept. 2019
Notary Public: Heather L Stage
Notary Expiration Date: 8-15-2022

FOR RECORDER'S USE ONLY
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10/03/2019 03:46:35 PM Gila County AZ County, AZ
Sadie Jo Bingham Recorder

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: \$ _____ None

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

12. DOWN PAYMENT \$ _____

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):

Pioneer Title Agency, Inc.
421 S. Beeline Hwy, P.O. Box 250, Payson, AZ 85541
Phone: (928) 474-3235

18. LEGAL DESCRIPTION (attach copy if necessary):

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



HEATHER L. STAGE
Notary Public - Arizona
Gila Co. / #548218
Expires 08/15/2022

Escrow No. 70407114-004-MH
Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

A parcel of land located in Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona more particularly described as follows:

GLO Lots 6 and 8, located in the North half of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona; and

The Southeast quarter of the Northwest quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona; and

The Southwest quarter of the Northeast quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona; and

The Northwest quarter of the Southeast quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona; and

The Northeast quarter of the Southwest quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona; and

The Northwest quarter of the Southwest quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona.

EXCEPT that portion of the Northwest quarter of the Southwest quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona, described as Small Tracts Act Survey No. 017, Gila County Recorders Map #215; and

EXCEPT a parcel of property intended to be used for a public roadway and public utilities located in the Southwest quarter of Section 2, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona more particularly described as follows:

COMMENCING at the West quarter corner of said Section 2;

Thence South 89°24'07" East along the East-West mid-section line of said Section 2, a distance of 25.55 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89°24'07" East along said East-West mid-section line 96.80 feet;

Thence South 00°35'53" West 8.64 feet;

Thence North 88°47'46" West 36.89 feet;

Thence South 01°12'14" West 684.39 feet to a point of curvature of a circular curve concave northwesterly with a radius of 530.00 feet;

Thence Southwesterly along the arc of said curve 98.40 feet to a point of reverse curvature of a circular curve concave southeasterly with a radius of 470 feet;

Thence Southwesterly along the arc of said curve 91.73 feet to a point of tangency;

Thence South 00°39'31" West 415.41 feet to a point on the South line of the Northwest quarter of the Southwest quarter of said Section 2;

Thence North 89°20'58" East along the south line of said Northwest quarter of the Southwest quarter of said Section 2, a distance of 60.00 feet to the Southwest corner of said Northwest quarter of the Southwest quarter of said Section 2, said point being on the West line of said Section 2;

Thence North 00°39'31" East along the West line of said Section 2 a distance of 657.00 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 2, said point also being the Southwest corner of that property described in the Small Tracts Act Survey No. 017, Map No. 215 & 215A, Gila County Recorder's Office, Gila County, Arizona;

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Affidavit of Property Value...Continued
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EXHIBIT "A"
(Continued)

Thence South $88^{\circ}21'22''$ East along the South line of said Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 2, and along the South line of said Small Tracts Act Survey No. 017 a distance of 19.46 feet to the Southeast corner of said Small Tracts Act Survey No. 017;
Thence North $01^{\circ}12'14''$ East 640.26 feet to the Northeast corner of said Small Tracts Act Survey No. 017, said point being the TRUE POINT OF BEGINNING; and

EXCEPT a parcel of property intended to be used for a public roadway and public utilities located in the Southeast quarter of Section 2, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Arizona more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 2;
Thence North $89^{\circ}03'11''$ West along the South line of said Northwest quarter of the Southeast quarter of said Section 2, a distance of 240.28 feet;
Thence North $64^{\circ}31'15''$ East 268.57 feet to a point on the East line of said Northwest quarter of the Southeast quarter of said Section 2;
Thence South $01^{\circ}03'15''$ West along the East line of said Northwest quarter of the Southeast quarter of said Section 2, a distance of 119.53 feet to the TRUE POINT OF BEGINNING.