

**COURTESY**  
When Recorded, Mail  
**NO-TITLE-RESPONSIBILITY**



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTL**

ROGER RILEY  
P.O. BOX 50027  
MESA, AZ 85208

DATE/TIME: 11/29/06 1612  
FEE: \$14.00  
PAGES: 4  
FEE NUMBER: 2006-163667

**AFFIDAVIT OF DISCLOSURE**  
**PURSUANT TO A.R.S. § 11-806.03**

Escrow.No:29060736

I, **ROBERT McCULLOUGH**, ("Seller(s)") being duly sworn, hereby make this Affidavit of Disclosure relating to the real property situated in the unincorporated area of: **Pinal** County, State of Arizona, located at: **VALLEY OF THE SUN ESTATES # 1, QUEEN CREEK, AZ 85242**, and more particularly described as follows:

**(Legal Description attached hereto as Exhibit "A")**

("Property")

1. There  is  is not...legal access to the Property, as defined in A.R.S. § 11-809.  Unknown  
Explain: \_\_\_\_\_
2. There  is  is not...physical access to the Property.  Unknown  
Explain: \_\_\_\_\_
3. There  is  is not...a statement from a licensed surveyor or engineer available stating whether the Property has physical access that is traversable by a two-wheel drive passenger motor vehicle.
4. The legal and physical access to the Property  is  is not...the same.  Unknown  Not Applicable  
Explain: \_\_\_\_\_

**IF ACCESS TO THE PARCEL IS NOT TRAVERSABLE BY EMERGENCY VEHICLES, NEITHER THE COUNTY NOR EMERGENCY SERVICE PROVIDERS MAY BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE INABILITY TO TRAVERSE THE ACCESS TO PROVIDE NEEDED ACCESS.**

5. The road(s) is/are  publicly maintained  privately maintained  not maintained  not applicable. **NOT SURE** <sup>LM</sup>  
If applicable, there  is  is not...a recorded road maintenance agreement.

**IF THE ROADS ARE NOT PUBLICLY MAINTAINED, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) TO MAINTAIN THE ROADS AND ROADS THAT ARE NOT IMPROVED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE ARE NOT THE COUNTY'S RESPONSIBILITY.**

6. A portion or all of the Property  is  is not...located in a FEMA designated regulatory floodplain: **NOT SURE** <sup>LM</sup>

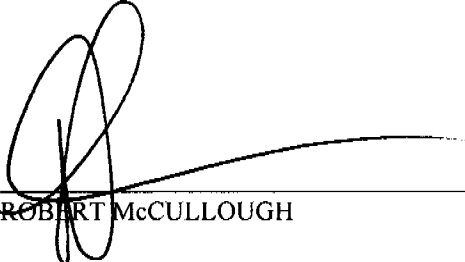
Escrow No. 29060736

7. The following services are currently provided to the property,  water  sewer  electric  natural gas  single party telephone  cable television services.
8. The Property is served by  a private well  a shared well  no well.  
If served by a shared well, the shared well  is  is not...a public water system, as defined by the Safe Drinking Water Act (42 United States Code § 300f).
9. The Property  does have  does not have...an onsite wastewater treatment facility (i.e., standard septic or alternative system to treat and dispose of wastewater).  Unknown.  
If applicable, the Property  will  will not...require installation of an onsite wastewater facility.
10. The Property  has been  has not been...subject to a percolation test.  Unknown
11. The Property  does  does not...meet the minimum applicable county zoning requirements of the applicable zoning designation.
12. Whether the sale of the Property meets the requirements of A.R.S. § 11-809 regarding land divisions  yes  no  
If those requirements are not met, the seller or Property owner shall disclose each of the deficiencies to the buyer.

Explain: \_\_\_\_\_  
\_\_\_\_\_

This Affidavit of Disclosure supersedes any previously recorded Affidavit of Disclosure.

Dated this 11 day of November 06, 2006, by **ROBERT McCULLOUGH**

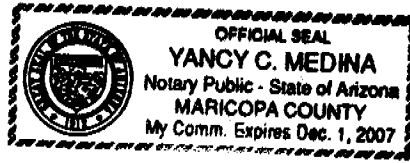
  
\_\_\_\_\_  
ROBERT McCULLOUGH

**See Notary Acknowledgment Page Attached**

# Notary Acknowledgment Page

STATE OF ARIZONA  
COUNTY OF MARICOPA

} SS:



This instrument was acknowledged before me this 21<sup>ST</sup> day of November, 2006 by:  
**ROBERT McCULLOUGH**

My Commission Expires: Dec. 1, 2007

Yancy C. Medina  
Notary Public

## Buyers Acknowledgment of Receipt

Buyer(s) hereby acknowledge receipt of a copy of this Affidavit of Disclosure this 22 day of Nov, 2006.

Roger Riley  
ROGER RILEY

STATE OF ARIZONA  
COUNTY OF MARICOPA

} SS:



This instrument was acknowledged before me this 22 day of Nov, 2006 by: **ROGER RILEY**

My Commission Expires: 06-02-07

Lynn Martinez  
Notary Public

LEGAL DESCRIPTION

Lot Two Hundred Twenty-five (225), Two Hundred Twenty-six (226), Two Hundred Twenty-seven (227) Two Hundred Twenty-eight (228), VALLEY OF THE SUN ESTATE UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, page 49.

