



Escrow No. 00037100-051-TC1

LEGAL DESCRIPTION

Lot 208, of PECAN CREEK NORTH – PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 134.

10/10/2010

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel:	<b>109-28-2080</b>			
	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:**

**THE CRADDOCK COMPANY, LLC**, an Arizona limited liability company  
 6202 E. SAN BERNADINO  
 TUCSON, AZ 85715

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

**THOMAS BROWN**  
 31615 N 20TH AVE  
 PHOENIX, AZ 85085

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

**4. ADDRESS OF PROPERTY:**

39285 N. LUKE CIRCLE  
 SAN TAN VALLEY, AZ 85140

**5. MAIL TAX BILL TO:**

**THOMAS BROWN**  
 39285 N. LUKE CIRCLE  
 SAN TAN VALLEY, AZ 85140

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- |  |   |
|--|---|
| <input type="checkbox"/> Vacant Land                       | <input type="checkbox"/> Commercial or Industrial Use   |
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Agricultural   |
| <input type="checkbox"/> Condo or Townhouse                | <input type="checkbox"/> Mobile or Manufactured Home<br><input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| <input type="checkbox"/> 2-4 Plex                          | <input type="checkbox"/> Other Use; Specify: _____  |
| <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:

- To be used as a primary residence.  Owner occupied, not a primary residence.  
 To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "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.

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Warranty Deed | <input type="checkbox"/> Contract or Agreement |
| <input type="checkbox"/> Special Warranty Deed    | <input type="checkbox"/> Quit Claim Deed       |
| <input type="checkbox"/> Joint Tenancy Deed       | <input type="checkbox"/> Other: _____          |

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 20 day of June, 2012  
 Notary Public Tamara J. Smith  
 Notary Expiration Date 3-11-14



**TAMARA J. SMITH**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 03/11/2014

**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 06/21/2012 1416  
 FEE NUMBER: 2012-052622

**10. SALE PRICE:** \$ 97,000.00

**11. DATE OF SALE (Numeric Digits):** 06/2012  
 Month / Year

**12. DOWN PAYMENT** \$ 21,800.00

- 13. METHOD OF FINANCING:**
- |  |  |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade                | (1) <input checked="" type="checkbox"/> Conventional                           |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA  |
|  | (3) <input type="checkbox"/> FHA   |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | f. <input type="checkbox"/> 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: \_\_\_\_\_

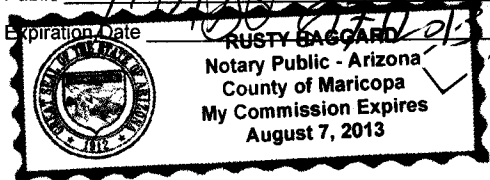
- 16. SOLAR / ENERGY EFFICIENT COMPONENTS:**
- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**  
American Title Service Agency, Llc.  
2929 E. Camelback Road, Suite 218, Phoenix, AZ 85016  
(602) 424-7300

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
 Lot(s) 208, of SUB PECAN CREEK NORTH

*Cabinet D  
 Slide 134*

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 20 day of June, 2012  
 Notary Public Rusty Baggard  
 Notary Expiration Date 06/21/2013



**RUSTY BAGGARD**  
 Notary Public - Arizona  
 County of Maricopa  
 My Commission Expires  
 August 7, 2013