

AFFIDAVIT OF PROPERTY VALUE

Unofficial Document

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 216-70-004-K
BOOK MAP PARCEL SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [X]
How many parcels, other than the Primary Parcel, are included in this sale?
Please list the additional parcels below (no more than four):
(1) (2) (3) (4)

9. FOR OFFICIAL USE ONLY
(a) County of Maricopa
(b) Docket & Fee
(c) Date of Recording
(d) Fee / Recordation
Validation Code
(e) ASSESSOR
ASSESSOR
Verify Primary Parcel in Item 1:
Use Code: Full Cash Value: \$

2. SELLER'S NAME AND ADDRESS:
Ian Whitmore,
29005 N. 82nd St.
Scottsdale, AZ 85266

3. (a) BUYER'S NAME AND ADDRESS:
Safari Investments, LLC,
c/o Mack Drucker & Watson attn: Alan Kierman
3200 N. Central Ave., #1200, Phx, AZ 85012

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

4. ADDRESS OF PROPERTY:
29005 N. 82nd St., Scottsdale, AZ 85266

5. MAIL TAX BILL TO:
SEE #3 ABOVE

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. [] Vacant Land f. [] Commercial or Industrial Use
b. [X] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
d. [] 2-4 Plex i. [] Other Use; Specify:
e. [] 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:
[X] To be occupied by owner or "family member." [] To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS:
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, 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 AZ, County of Maricopa
Subscribed and sworn to before me on this 12 day of May 20 11
Notary Public
Notary Expiration Date 4/21/2012

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [X] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

11. SALE PRICE: \$ 1,695,000.00 00

12. DATE OF SALE (Numeric Digits): 04 / 11
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 1,695,000.00 00

14. METHOD OF FINANCING:
a. [X] Cash (100% of Sale Price)
b. [] Exchange 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:

15. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes [] No [X]
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Buyer
Phone

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer/Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 12 day of May 20 11
Notary Public
Notary Expiration Date 4/21/2012



DIANE E. DAY
Notary Public—Arizona
Maricopa County
Expires 04/21/2012



DIANE E. DAY
Notary Public—Arizona
Maricopa County
Expires 04/21/2012

FIDELITY NATIONAL TITLE INSURANCE COMPANY**LEGAL DESCRIPTION****EXHIBIT "ONE"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

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