

Pioneer Title Agency Inc.

REPORT OF TITLE

OUR NO. 90905440

Dated: March 07, 2024 at 7:30 a.m.

Fee: \$800.00

Report is issued for the sole use and benefit of:

The Larsen Company
Stuart Larsen
224 W. 2nd St
Mesa, AZ 85201

Pioneer Title Agency Inc. hereby reports that an examination of the title to the land described in Schedule A discloses that title is vested as shown in Schedule A, subject to the liens, encumbrances, and defects as shown in Schedule B.

This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

SCHEDULE A

1. Title to the estate or interest covered by this report at the date hereof is vested in:

Dennis J. Bigelow and Judy Bigelow, as Co-Trustees of the Dennis J. Bigelow and Judy Bigelow Revocable Living Trust, dated April 22, 2005 and Dennis J. Bigelow, a married man, dealing with his sole and separate property and Harold O. Bigelow, a married man, dealing with his sole and separate property and Rulan E. Bigelow, as Trustee of the Rulan E. Bigelow Revocable Living Trust, dated December 30, 2004 and Rulan E. Bigelow, a single man and Ann Udall, also known as Ann B. Udall, a married woman, dealing with her sole and separate property and Diana Davis, a married woman, dealing with her sole and separate property and Robert Bigelow, a married man, dealing with his sole and separate property, as tenants in common, as to Parcel One; Dennis J. Bigelow and Judy Bigelow, as Co-Trustees of the Dennis J. Bigelow and Judy Bigelow Revocable Living Trust, dated April 22, 2005 and Harold O. Bigelow, a married man, dealing with his sole and separate property and Rulan E. Bigelow, a single man and Ann Udall, a married woman, dealing with her sole and separate property and Diana Davis, a married woman, dealing with her sole and separate property and Lucie Virginia Croxton, a married woman, dealing with her sole and separate property and Robert Bigelow, a married man, dealing with his sole and separate property, as tenants in common, as to Parcel Two; Dennis J. Bigelow and Judy Bigelow, as Co-Trustees of the Dennis J. Bigelow and Judy Bigelow Revocable Living Trust, dated April 22, 2005 and Harold O. Bigelow, a married man, dealing with his sole and separate property and Rulan E. Bigelow, a single man and Ann Udall, a married woman, dealing with her sole and separate property and Diana Davis, a married woman, dealing with her sole and separate property and Lucie Virginia Croxton, a married woman, dealing with her sole and separate property and Robert Bigelow, a married man, dealing with his sole and separate property, as tenants in common, as to Parcel Three

2. The estate or interest in the land hereinafter described in this report is a fee.

3. The land referred to in this report is situated in the County of Apache, State of Arizona, and is described as follows:

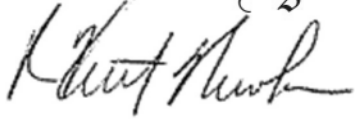
See Exhibit A attached hereto and made a part hereof.

All recording references are to records in the office of the County Recorder of the county in which the property is situated.

Pioneer Title Agency Inc.

REPORT OF TITLE (Continued)

Pioneer Title Agency Inc.



By _____
Authorized Officer or Agent

Pioneer Title Agency Inc.

REPORT OF TITLE (Continued)

EXHIBIT A

PARCEL NO. 1: (104-15-001)

All of Lot 1, Block 60, and all of that of Lot 2, Block 60, lying North of an Easterly extension of the South line of Lot 1, EAGAR TOWNSITE, according to Book 1 of Townsite Maps, page 29, records of Apache County, Arizona.

PARCEL NO. 2: (104-30-003R)

A parcel of land located in the Southwest Quarter of Section 17, Township 8 North, Range 29 East of the Gila and Salt River Base and Meridian, Apache County, Arizona, being more particularly described as follows:

Beginning at the iron pin, tagged LS 10171, marking the Center Quarter Corner of the said Section 17;

Thence North 87 degrees 43 minutes 43 seconds West along the latitudinal midsection line of the said Section 17, a distance of 47.32 feet to a point in an existing fence line;

Thence South 10 degrees 56 minutes 46 seconds West along said fence line a distance of 11.79 feet;

Thence South 03 degrees 28 minutes 39 seconds East along said fence line, a distance of 58.73 feet;

Thence South 2 degrees 46 minutes 08 seconds East along said fence line, a distance of 95.62 feet;

Thence South 3 degrees 13 minutes 18 seconds West along said fence line, a distance of 42.96 feet;

Thence South 43 degrees 47 minutes 58 seconds West along said fence line, a distance of 180.33 feet;

Thence South 38 degrees 26 minutes 40 seconds West along said fence line, a distance of 156.93 feet;

Thence South 39 degrees 31 minutes 11 seconds West along said fence line, a distance of 140.17 feet;

Thence South 42 degrees 25 minutes 45 seconds West along said fence line, a distance of 96.12 feet;

Thence South 43 degrees 59 minutes 14 seconds West along said fence line, a distance of 91.56 feet;

Thence South 35 degrees 39 minutes 02 seconds West along said fence line, a distance of 116.51 feet;

Thence South 28 degrees 49 minutes 10 seconds West along said fence line, a distance of 104.31 feet;

Thence South 23 degrees 34 minutes 48 seconds West along said fence line, a distance of 51.53 feet;

Thence South 22 degrees 14 minutes 27 seconds West along said fence line, a distance of 120.53 feet to a point on the East boundary of the parcel described in Docket 924, page 167, Apache County Records;

Thence South 01 degrees 40 minutes 40 seconds West along said East boundary, a distance of 257.94 feet to the Southeast corner of the said parcel and point in an existing fence line;

Thence South 87 degrees 40 minutes 01 seconds East along said fence line, a distance of 8.29 feet to an iron pin with a plastic cap stamped PE 9807;

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REPORT OF TITLE (Continued)

EXHIBIT A (Continued)

Thence South 87 degrees 47 minutes 36 seconds East along said fence line, a distance of 275.24 feet to an existing fence corner;

Thence South 22 degrees 57 minutes 10 seconds West a distance of 1.06 feet to an iron pin with plastic cap stamped PE 9807;

Thence South 87 degrees 53 minutes 33 seconds East a distance of 388.33 feet to the Center South one sixteenth Corner of the said Section 17;

Thence North 0 degrees 12 minutes 16 seconds East along the longitudinal midsection line of the said Section 17, a distance of 1,333.63 feet to the Point of Beginning.

PARCEL NO. 3: (104-30-005)

The West half of the Southeast quarter of the Southeast quarter of the Southwest quarter, excluding West 874 feet of Section 17, Township 8 North, Range 29 East of the Gila and Salt River Base and Meridian, Apache County, Arizona.

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REPORT OF TITLE (Continued)

SCHEDULE B

At the date hereof exceptions to title are:

1. Taxes and Assessments collectible by the County Treasurer, a lien not yet due and payable for the following year:
2024
2. Easements and all other matters shown on the recorded plat(s) of said subdivision.
(Parcel One)
3. The matters shown on Survey:
Recorded in Book 19 of Land Surveys, page 42
(Parcel One)
4. The lack of a right of access to and from said land.
(Parcels Two and Three)

TAX NOTE:

Year	2023
Parcel No.	104-15-001
Total Tax	\$649.90
First Half	\$Paid
Second Half	\$Paid

Year	2023
Parcel No.	104-30-003R
Total Tax	\$19.48
First Half	\$Paid
Second Half	\$Paid

Year	2023
Parcel No.	104-30-005
Total Tax	\$24.86
First Half	\$Paid
Second Half	\$Paid

End of Exceptions

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REPORT OF TITLE (Continued)

SCHEDULE B (Continued)