

Pioneer Title Agency

COMMITMENT TO SERVICE

Parcel Information

County La Paz
Parcel # 303-14-003C
Site Address 79970 57th Street
Salome AZ 85348
Owner Terra Az Holdings LLC
Co-Owner
Owner Address 5500 Military Trail 22-112
 Jupiter FL 33458 - 2869
Parcel Size 53.39 Acres (2,325,668 SqFt)
Town / Range / Section / Quarter 03N / 11W / 03 / NE
Subdivision / Plat
Condo Name
Legal Lot / Block
Census Tract / Block 020102 / 2098
Jurisdiction Name Salome

Assessment & Tax Information

FCV Total \$37,373.00 (2024)
FCV Land \$0.00
FCV Impr \$0.00
FCV Assessed \$8,009.00 (2022)
LPV \$37,373.00 (2024)
Taxes \$660.68 (2023)

Legal

Section: 3 Township: 3N Range: 11W E1/3 OF NE4

Land

Land Use / Land Use Std 4 - VACANT UNDETERMINED
 RURAL NONSUBDIVID / 400 -
 Vacant Land (nec)
Zoning RA - Rural Agricultural
Waterfront
School District 19 - Wenden
Recreation Name and Type
Watershed 1507010403 - Tiger Wash

Improvement

Year Built
Construction Type
Building Square Feet
Garage
Heat Type
Roof Cover
Air Conditioning
Exterior Walls

Transfer Information

Rec. Date	07/10/2019	Sale Price	\$46,900.00	Doc Num	2408
Owner	Terra Az Holdings LLC	Doc Type	Deed	Loan Amt	\$0.00
Title Co	PIONEER TITLE AGENCY	Grantor	BRUCE A BODNER CHAP 11 TRUST		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Pioneer Title Agency

COMMITMENT TO SERVICE

Parcel Information

County	La Paz
Parcel #	303-14-003B
Site Address	79838 57th Street Salome AZ 85348
Owner	Cedar Tree Equity LLC
Co-Owner	
Owner Address	5500 Military Trail 22-112 Jupiter FL 33458
Parcel Size	53.39 Acres (2,325,668 SqFt)
Town / Range / Section / Quarter	03N / 11W / 03 / NE
Subdivision / Plat	
Condo Name	
Legal Lot / Block	
Census Tract / Block	020102 / 2098
Jurisdiction Name	Salome

Land

Land Use / Land Use Std	4 - VACANT UNDETERMINED RURAL NONSUBDIVID / 400 - Vacant Land (nec)
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Zoning	RA - Rural Agricultural
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Waterfront

Assessment & Tax Information

FCV Total	\$37,373.00 (2024)
FCV Land	\$0.00
FCV Impr	\$0.00
FCV Assessed	\$8,009.00 (2022)
LPV	\$37,373.00 (2024)
Taxes	\$660.68 (2023)

Legal

Section: 3 Township: 3N Range: 11W E1/3 OF W2/3 OF NE4
SEC 3 T3N R11W

School District	19 - Wenden
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Recreation Name and Type

Watershed	1507010403 - Tiger Wash
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Improvement

Year Built	Garage	Air Conditioning
Construction Type	Heat Type	Exterior Walls
Building Square Feet	Roof Cover	

Transfer Information

Rec. Date	04/18/2022	Sale Price	\$0.00	Doc Num	1813
Owner	Donald R Bodner	Doc Type	Deed	Loan Amt	\$0.00
Title Co	PIONEER TITLE AGENCY	Grantor	BODNER LINDA A		

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Pioneer Title Agency

COMMITMENT TO SERVICE

Parcel Information

County La Paz
Parcel # 303-14-003A
Site Address AZ
Owner Terra Az Holdings LLC
Co-Owner
Owner Address 5500 Military Trail 22-112
 Jupiter FL 33458 - 2869
Parcel Size 53.39 Acres (2,325,668 SqFt)
Town / Range / Section / Quarter 03N / 11W / 03 / NE
Subdivision / Plat
Condo Name
Legal Lot / Block
Census Tract / Block 020102 / 2098
Jurisdiction Name

Assessment & Tax Information

FCV Total \$37,373.00 (2024)
FCV Land \$0.00
FCV Impr \$0.00
FCV Assessed \$8,009.00 (2022)
LPV \$37,373.00 (2024)
Taxes \$660.68 (2023)

Legal

Section: 3 Township: 3N Range: 11W W1/3 OF NE4

Land

Land Use / Land Use Std 4 - VACANT UNDETERMINED
 RURAL NONSUBDIVID / 400 -
 Vacant Land (nec)

School District 19 - Wenden

Zoning RA - Rural Agricultural

Recreation Name and Type

Waterfront

Watershed

1507010404 - Upper
 Harquahala Plains-Centennial
 Wash

Improvement

Year Built	Garage	Air Conditioning
Construction Type	Heat Type	Exterior Walls
Building Square Feet	Roof Cover	

Transfer Information

Rec. Date	07/10/2019	Sale Price	\$46,900.00	Doc Num	2408
Owner	Terra Az Holdings LLC	Doc Type	Deed	Loan Amt	\$0.00
Title Co	PIONEER TITLE AGENCY	Grantor	BRUCE A BODNER CHAP 11 TRUST		

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Lot "E" (53.39+/- Acres), La Paz County Assessor Parcel #303-14-003-A

Statement of Taxes Due LA PAZ COUNTY TREASURER

Account Number R0011911

Assessed To

Parcel 30314003A

TERRA AZ HOLDINGS LLC
5500 MILITARY TRAIL 22-112
JUPITER, FL 33458

Legal Description

Situs Address

Section: 3 Township: 3N Range: 11W W1/3 OF NE4

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$660.68	\$13.21	\$0.00	(\$673.89)	\$0.00
2022	\$648.90	\$25.96	\$0.00	(\$674.86)	\$0.00
2021	\$679.60	\$0.00	\$0.00	(\$679.60)	\$0.00
2020	\$659.18	\$17.58	\$0.00	(\$676.76)	\$0.00
2019	\$632.78	\$0.00	\$0.00	(\$632.78)	\$0.00
2018	\$589.66	\$0.00	\$0.00	(\$589.66)	\$0.00
2017	\$582.30	\$0.00	\$0.00	(\$582.30)	\$0.00
2016	\$557.64	\$0.00	\$0.00	(\$557.64)	\$0.00
2015	\$576.66	\$0.00	\$0.00	(\$576.66)	\$0.00
2014	\$543.92	\$0.00	\$0.00	(\$543.92)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 03/05/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 1900 - SD #19 SD #76

Authority	Tax Percent	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.10000000	\$5.60	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$37,373	\$5,606
COMMUNITY COLLEGE AWC	0.27400000	\$15.36			
Taxes Billed 2023	0.37400000	\$20.96	Total	\$37,373	\$5,606

Tax Billed at 2023 Rates for Tax Area 1900 - SD #19 SD #76

Authority	Tax Percent	Amount	Values	Actual	Assessed
LA PAZ COUNTY	2.59530000	\$145.49	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$37,373	\$5,606
SD #19 WENDEN	5.38860000	\$302.09			
SD #76 UHS BICENTENNIAL	1.35550000	\$75.99	Total	\$37,373	\$5,606
COMMUNITY COLLEGE AWC	2.07180000	\$116.15			
Taxes Billed 2023	11.41120000	\$639.72			

Make payment to:

La Paz County Treasurer 1112 Joshua Ave #203 Parker, AZ 85344 (928)669-6145

Lot "C" (53.39+/- Acres), La Paz County Assessor Parcel #303-14-003-C

Statement of Taxes Due LA PAZ COUNTY TREASURER

Account Number R0011913

Assessed To

Parcel 30314003C

TERRA AZ HOLDINGS LLC
5500 MILITARY TRAIL 22-112
JUPITER, FL 33458

Legal Description

Section: 3 Township: 3N Range: 11W E1/3 OF NE4

Situs Address

79970 57TH STREET

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$660.68	\$13.21	\$0.00	(\$673.89)	\$0.00
2022	\$648.90	\$25.96	\$0.00	(\$674.86)	\$0.00
2021	\$679.60	\$0.00	\$0.00	(\$679.60)	\$0.00
2020	\$659.18	\$17.58	\$0.00	(\$676.76)	\$0.00
2019	\$632.78	\$0.00	\$0.00	(\$632.78)	\$0.00
2018	\$589.66	\$0.00	\$0.00	(\$589.66)	\$0.00
2017	\$582.30	\$0.00	\$0.00	(\$582.30)	\$0.00
2016	\$557.64	\$0.00	\$0.00	(\$557.64)	\$0.00
2015	\$576.66	\$19.22	\$0.00	(\$595.88)	\$0.00
2014	\$543.92	\$0.00	\$0.00	(\$543.92)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 03/05/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 1900 - SD #19 SD #76

Authority	Tax Percent	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.10000000	\$5.60	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$37,373	\$5,606
COMMUNITY COLLEGE AWC	0.27400000	\$15.36			
Taxes Billed 2023	0.37400000	\$20.96	Total	\$37,373	\$5,606

Tax Billed at 2023 Rates for Tax Area 1900 - SD #19 SD #76

Authority	Tax Percent	Amount	Values	Actual	Assessed
LA PAZ COUNTY	2.59530000	\$145.49	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$37,373	\$5,606
SD #19 WENDEN	5.38860000	\$302.09			
SD #76 UHS BICENTENNIAL	1.35550000	\$75.99			
COMMUNITY COLLEGE AWC	2.07180000	\$116.15	Total	\$37,373	\$5,606
Taxes Billed 2023	11.41120000	\$639.72			

Make payment to:

La Paz County Treasurer 1112 Joshua Ave #203 Parker, AZ 85344 (928)669-6145

Comparables Search Criteria

Query Distance 1.00 miles
 Sale Past Days 365
 Match Land Use Yes
 Year Built Difference 10

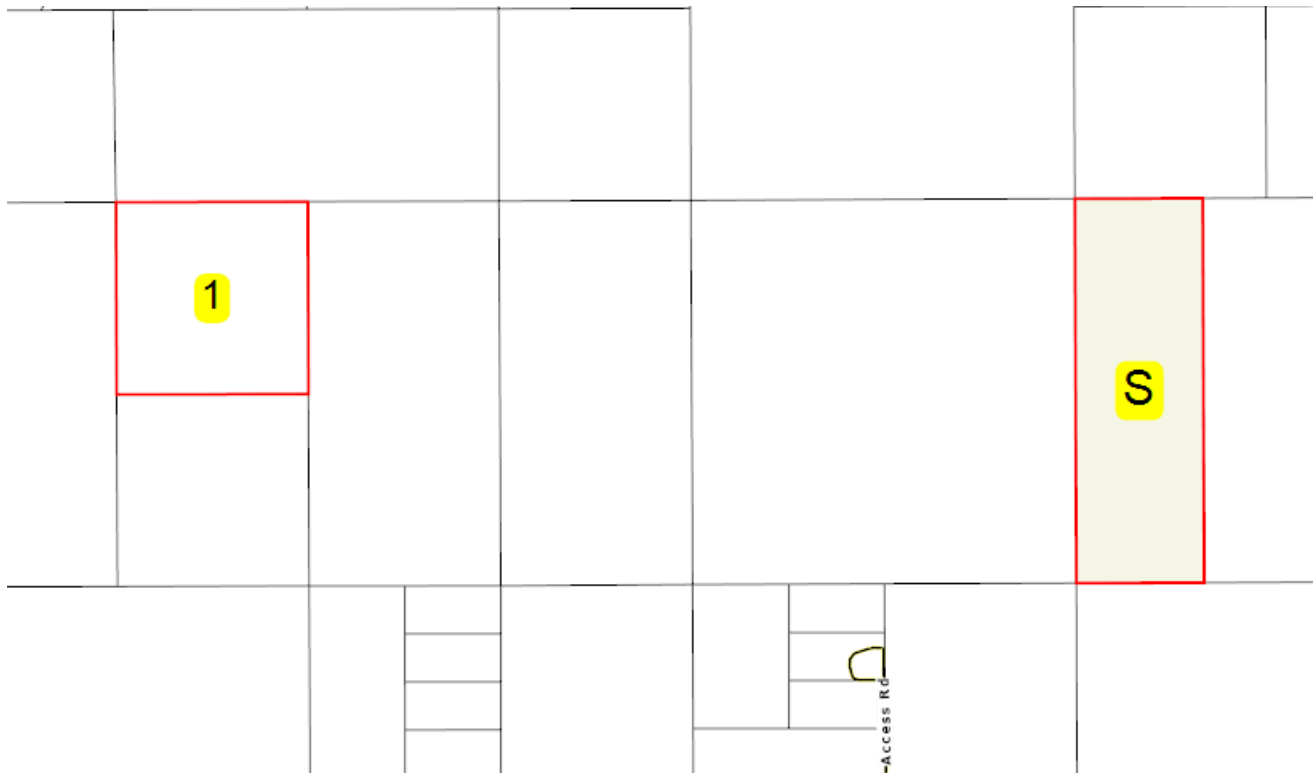
Quick Comp Weighted Values

Weighted Distance 70 / 20%
 Weighted Sale Date 100 / 28.57%
 Weighted Acreage 50 / 14.29%
 Weighted Bldg SqFt 40 / 11.43%
 Weighted Finished SqFt 40 / 11.43%
 Weighted Year Built 30 / 8.57%
 Weighted Bedrooms 10 / 2.86%
 Weighted Bathrooms 10 / 2.86%

Subject Property

ParcelID 303-14-003A
 Tax Account R0011911
 Site Address AZ
 Year Built
 Total SqFt
 Fin SqFt
 Beds
 Bathrooms

Lot "E" (53.39+/- Acres), La Paz County Assessor
 Parcel #303-14-003-A

Comparables Identification Map**Averages**

Sale Price	\$37,000.00	Loan Amt	\$29,600.00	SqFt
Assessed Total Value	\$28,056.00	Market Total Value	\$28,056.00	Price/SqFt

Comp #	1	Dist From Subject	1.00 Miles
Parcel #	303-14-007B	Tax Account	R0074848
Site Address	78450 57th Street	Acres	40.08 Acres
	Salome AZ 85348	Assessed Total Value	\$28,056.00
Year Built		Market Total Value	\$28,056.00
Rec. Date	01/08/2024	Sale Price	\$37,000.00
Bedrooms		Bathrooms	
Total Rooms		Total SqFt	
Owner	Hanson, Christian	Fin SqFt	

2019-02408
Page 1 of 2
SHELLY D BAKER, RECORDER
OFFICIAL RECORDS OF LA PAZ COUNTY, AZ
07-10-2019 10:47 AM Recording Fee \$30.00

73202323-SAH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Page 1 of 2
03/05/2024 8:50 AM

Exhibit A

PARCEL NO. 1:

The West 1/3 of the Northeast quarter of Section 3, Township 3 North, Range 11 West of the Gila and Salt River Base and Meridian, La Paz County, Arizona.

PARCEL NO. 2:

The East 1/3 of the Northeast quarter of Section 3, Township 3 North, Range 11 West of the Gila and Salt River Base and Meridian, La Paz County, Arizona.

Statement of Taxes Due

LA PAZ COUNTY TREASURER

Account Number R0011912

Assessed To

Parcel 30314003B

CEDAR TREE EQUITY LLC
5500 MILITARY TRAIL 22-112
JUPITER, FL 33458

Legal Description

Section: 3 Township: 3N Range: 11W E1/3 OF W2/3 OF NE4 SEC 3 T3N R11W

Situs Address

79838 57TH STREET

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$660.68	\$13.21	\$0.00	(\$673.89)	\$0.00
2022	\$648.90	\$25.96	\$0.00	(\$674.86)	\$0.00
2021	\$679.60	\$0.00	\$0.00	(\$679.60)	\$0.00
2020	\$659.18	\$30.76	\$0.00	(\$689.94)	\$0.00
2019	\$632.78	\$21.65	\$5.00	(\$659.43)	\$0.00
2018	\$589.66	\$102.21	\$39.48	(\$731.35)	\$0.00
2017	\$582.30	\$3.88	\$0.00	(\$586.18)	\$0.00
2016	\$557.64	\$0.00	\$0.00	(\$557.64)	\$0.00
2015	\$576.66	\$0.00	\$0.00	(\$576.66)	\$0.00
2014	\$543.92	\$0.00	\$0.00	(\$543.92)	\$0.00
Total Tax Charge					\$0.00

Lien

2019 Lien: 2020-00065	\$26.65	\$3.55	\$0.00	(\$30.20)	\$0.00
2018 Lien: 2020-00065	\$731.35	\$136.52	\$0.00	(\$867.87)	\$0.00
2018	\$0.00	\$0.00	\$10.00	(\$10.00)	\$0.00
Total Lien					\$0.00

GRAND TOTAL

\$0.00

Grand Total Due as of 03/05/2024

\$0.00

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SD #19 WENDEN	5.38860000	\$302.09			
SD #76 UHS BICENTENNIAL	1.35550000	\$75.99			
COMMUNITY COLLEGE AWC	2.07180000	\$116.15	Total	\$37,373	\$5,606
Taxes Billed 2023	11.41120000	\$639.72			

Make payment to:

La Paz County Treasurer 1112 Joshua Ave #203 Parker, AZ 85344 (928)669-6145

2022-01814
Page 1 of 2
RICHARD GARCIA, RECORDER
OFFICIAL RECORDS OF LA PAZ COUNTY, AZ
04-18-2022 01:32 PM Recording Fee \$30.00

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Cedar Tree Equity, LLC
128 Soriano Dr.
Jupiter, FL 33458

74516488-SS1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Donald R. Bodner, A Married Man, as his Sole and Separate Property do/does hereby convey to
Cedar Tree Equity, LLC, An Arizona Limited Liability Company
the following real property situated in La Paz County, Arizona:
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

The Grantor warrants the title against all persons whomsoever.

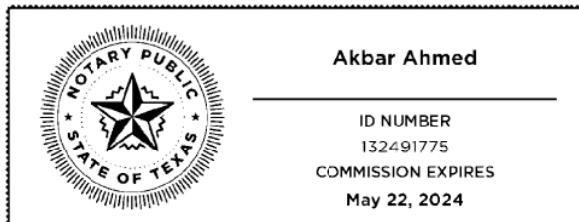
DATED: April 14, 2022

Donald R. Bodner

Donald R. Bodner

State of Texas }
 } ss.
County of Collin }

The foregoing instrument was acknowledged before me this 17th day of April, 2022, by
Donald R. Bodner.



Akbar Ahmed

NOTARY PUBLIC Texas Akbar Ahmed

My commission expires: 05/22/2024

Notarized online using audio-video communication

Exhibit A

The East 1/3 of the West 2/3 of the Northeast quarter of Section 3, Township 3 North, Range 11 West of the Gila and Salt River Base and Meridian, La Paz County, Arizona.