

Pioneer Title Agency

COMMITMENT TO SERVICE

Parcel Information

County	La Paz
Parcel #	304-90-071
Site Address	AZ
Owner	Terra Az Holdings LLC
Co-Owner	
Owner Address	5500 Military Trail 22-112 Jupiter FL 33458 - 2869
Parcel Size	40.00 Acres (1,742,400 SqFt)
Town / Range / Section / Quarter	04N / 11W / 34 / SE / SE
Subdivision / Plat	Big Horn Ranches Phs 01 & 02
Condo Name	
Legal Lot / Block	73
Census Tract / Block	020102 / 2098
Jurisdiction Name	

Assessment & Tax Information

FCV Total	\$34,400.00 (2024)
FCV Land	\$0.00
FCV Impr	\$0.00
FCV Assessed	\$3,300.00 (2022)
LPV	\$24,255.00 (2024)
Taxes	\$408.36 (2023)

Legal

Subdivision: BIG HORN RANCHES PHASES I & II Lot: 73
Section: 34 Township: 4N Range: 11W

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	1507010403 - Tiger Wash

Improvement

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

Transfer Information

Rec. Date	11/10/2021	Sale Price	\$42,500.00	Doc Num	2.10468e+006
Owner	Terra Az Holdings LLC	Doc Type	Deed	Loan Amt	\$0.00
Title Co	PIONEER TITLE AGENCY	Grantor	W JOHN & LONG TREND A F/TR		

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.

Lot "B" (40.00+/- Acres), La Paz County Assessor Parcel #303-90-071

Statement of Taxes Due LA PAZ COUNTY TREASURER

Account Number R0005901

Assessed To

Parcel 30490071

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

Legal Description

Situs Address

Subdivision: BIG HORN RANCHES PHASES I & II Lot: 73 Section: 34 Township: 4N Range: 11W

Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2023	\$408.36	\$0.00	\$8.17	\$0.00	(\$416.53)	\$0.00
2022	\$361.96	\$0.00	\$14.48	\$0.00	(\$376.44)	\$0.00
2021	\$397.98	\$0.00	\$0.00	\$0.00	(\$397.98)	\$0.00
2020	\$405.38	\$0.00	\$0.00	\$0.00	(\$405.38)	\$0.00
2019	\$408.56	\$0.00	\$0.00	\$0.00	(\$408.56)	\$0.00
2018	\$399.82	\$0.00	\$0.00	\$0.00	(\$399.82)	\$0.00
2017	\$414.48	\$0.00	\$0.00	\$0.00	(\$414.48)	\$0.00
2016	\$417.82	\$0.00	\$0.00	\$0.00	(\$417.82)	\$0.00
2015	\$0.00	\$432.02	\$0.00	\$0.00	(\$432.02)	\$0.00
2014	\$407.52	\$0.00	\$0.00	\$0.00	(\$407.52)	\$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	\$3.47	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$34,400	\$5,160
COMMUNITY COLLEGE AWC	0.27400000	\$9.49			
Taxes Billed 2023	0.37400000	\$12.96	Total	\$34,400	\$5,160

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

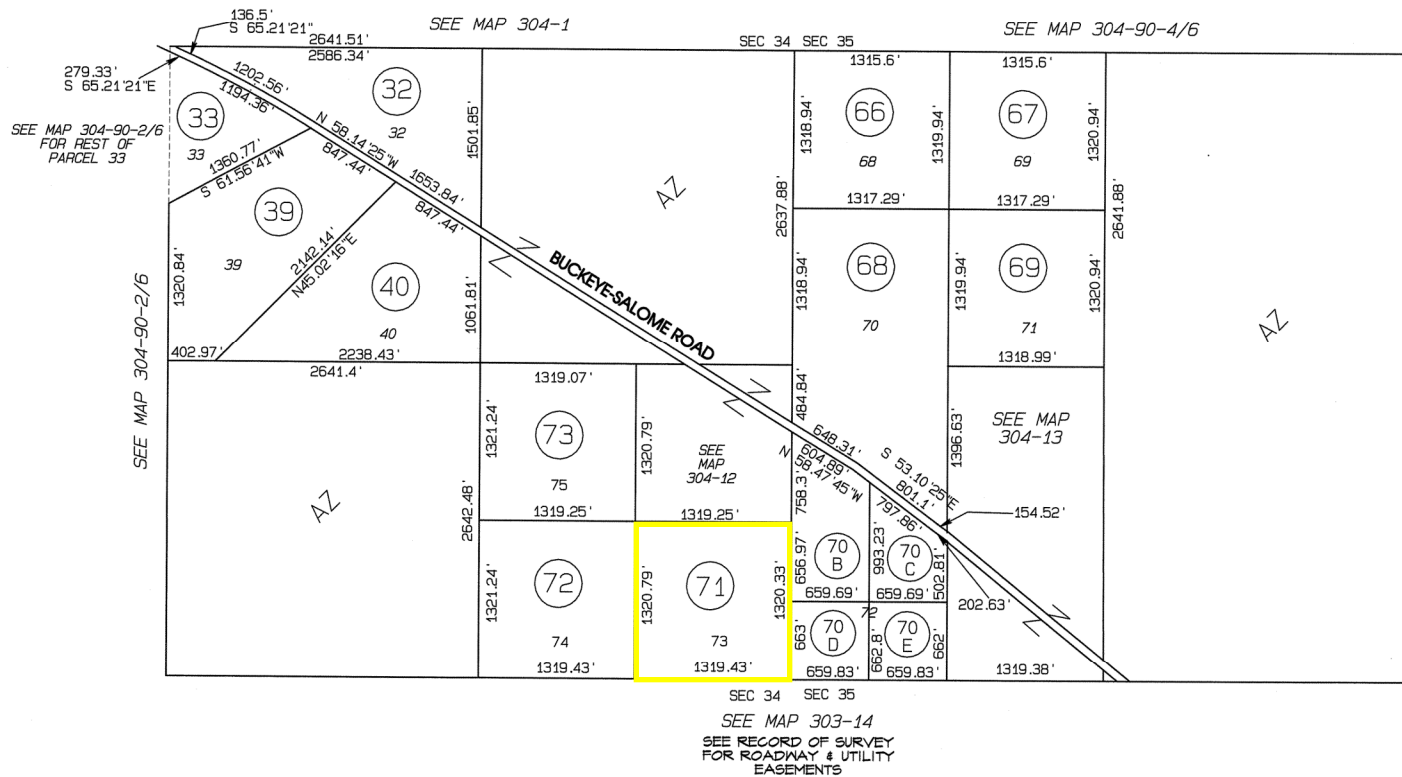
Authority	Tax Percent	Amount	Values	Actual	Assessed
LA PAZ COUNTY	2.59530000	\$89.92	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$23,100	\$3,465
SD #19 WENDEN	5.38860000	\$186.72			
SD #76 UHS BICENTENNIAL	1.35550000	\$46.97			
COMMUNITY COLLEGE AWC	2.07180000	\$71.79	Total	\$23,100	\$3,465
Taxes Billed 2023	11.41120000	\$395.40			

Make payment to:

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

Lot "B" (40.00+/- Acres), La Paz County Assessor Parcel #303-90-071

BIG HORN RANCHES PHASES I & II

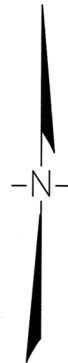


BOOK	MAP	PG.
304	90	3/6

TWNS.	RANGE	SEC.
4 N	11 W	34,35

SECTION DETAIL:

AREA CODE:	REVISION:
1900	3/2/05



**LA PAZ COUNTY
ASSESSOR**

GEORGE NAULT

ASSESSOR PARCEL MAP
FOR INFORMATION ONLY
NO LIABILITY ASSUMED

FILE NAME: 304-90-3.SMI

SCALE 1"=1000'

Lot "B" (40.00+/- Acres), La Paz County Assessor Parcel #303-90-071

2021-04679
Page 1 of 3
RICHARD GARCIA, RECORDER
OFFICIAL RECORDS OF LA PAZ COUNTY, AZ
11-10-2021 09:31 AM Recording Fee \$30.00

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Terra AZ Holdings LLC
Matthew Demeter
128 Soriano Drive
Jupiter, FL 33458

76801604-M61

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 304-90-071

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

John W. Long and Trenda L. Long, Trustees, or their Successors in Trust, under the John W. & Trenda Long Family Trust, u/a/d December 17, 2004 do/does hereby convey to

Terra AZ Holdings 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.

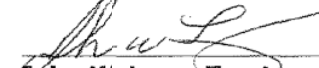
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

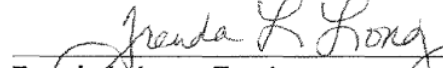
DATED: November 2, 2021

November 2, 2021

John W. Long and Trenda L. Long,
Trustees, or their Successors in Trust,
under the John W. & Trenda Long Family
Trust, u/a/d December 17, 2004

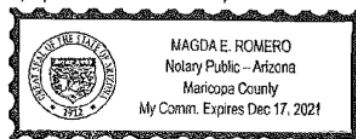

John W. Long, Trustee

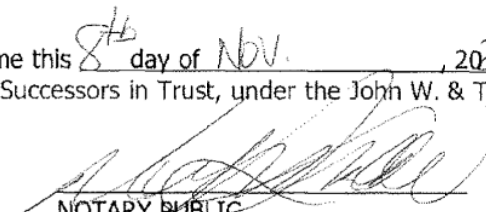
John W. Long and Trenda L. Long, Trustees,
or their Successors in Trust, under the John
W. & Trenda Long Family Trust, u/a/d
December 17, 2004


Trenda L. Long, Trustee

State of AZ }
County of MARICOPA } ss.

The foregoing instrument was acknowledged before me this 8th day of Nov., 2021, by
John W. Long and Trenda L. Long, Trustees, or their Successors in Trust, under the John W. & Trenda
Long Family Trust, u/a/d December 17, 2004.




NOTARY PUBLIC
My commission expires: 12/17/2021

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: November 2, 2021 / Consisting of 3 pages

Parties to Document:

Terra AZ Holdings LLC

John W. Long and Trenda L. Long, Trustees, or their Successors in Trust, under the John W. &
Trenda Long Family Trust, u/a/d December 17, 2004

Exhibit A

Parcel 73, as shown on Results of Survey Big Horn Ranches recorded August 11, 1995 at Fee No. 95-3896 and Amended December 15, 1995 at Fee No. 95-6161, being situate in Section 34, Township 4 North, Range 11 West of the Gila and Salt River Base and Meridian, La Paz County, Arizona.

EXCEPT all coal and other minerals thereof reserved to the United States of America in the Patent to said land.