

COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, FIRST NATIONAL TITLE INSURANCE COMPANY, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

FNTI Form No.: AZCom21 ALTA Commitment for Title Insurance v. 01.00 Adopted 7/1/2021

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- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I-Requirements;
 - (f) Schedule B, Part II-Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - Any amendment or endorsement to this Commitment must be in writing[and authenticated by a person authorized by the Company].
 - When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES
- This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION
- ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. ARBITRATION
- The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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COMMITMENT FOR TITLE INSURANCE
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SCHEDULE A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Palo Verde Title and Escrow Agency
Issuing Office: 6702 E Cave Creek Road, Ste 6, Cave Creek, AZ 85331
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: AZ-202500206
Issuing Office File No.: AZ-202500206
Property Address: 330 N. 18th Ave, Phoenix, AZ 85007

1. Commitment Date: June 12, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Homeowners Policy (06/17/06)
Proposed Insured: TBD
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (06/17/06)
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Two Doves Properties, LLC, a Nevada Limited Liability Company
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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SCHEDULE A
(Continued)



FIRST NATIONAL TITLE INSURANCE COMPANY

By: 
J. Christopher Phillips, President/CEO

Patrick McMillan, Treasurer

Bryan Greene
Clearview Abstract LLC dba Palo Verde Title and Escrow
Agency
6702 E. Cave Creek Road, Suite 6
Cave Creek, AZ 85331

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. All of 2024 taxes are paid in full.

NOTE: Taxes are assessed in the total amount of \$1,166.44 for the year 2024 under Assessor's Parcel No. [111-24-025](#).

6. Release a Deed of Trust securing an original indebtedness in the amount of \$100,000.00, dated May 2, 2022, recorded May 3, 2022 as [2022-0388252](#), of Official Records, by Two Doves Properties, LLC a(n) Nevada Limited Liability Company, Trustor, Ronald B. Herb, licensed real estate broker in Arizona, Trustee, and RLS Capital, Inc. an Arizona Corporation, Beneficiary.
7. Release of Notice and Claim of Lien recorded October 02, 2024 as [2024-0524755](#), of Official Records, City of Phoenix (Claimant) -vs- Two Doves Properties, LLC, (Defendant), in the amount of \$2,218.00.
8. Furnish an Owners Affidavit and Agreement executed by Two Doves Properties, LLC, a Nevada Limited Liability Company, disclosing any liens, judgments or parties in possession of the land Outstanding Deed of Trust from prior party: I.E. Deed of Trust from previous owner not current owner that has not been released.
9. Furnish a fully executed copy of the Operating Agreement, and any amendments thereto, of Two Doves Properties, LLC, a Nevada Limited Liability Company, NOTE: Final determination as to which parties must execute all documents on behalf of the company shall be made upon compliance with above.
10. Proper showing that Two Doves Properties, LLC, a Nevada Limited Liability Company has been properly formed in its domiciliary state.
11. Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby.
12. RECORD Warranty Deed from Two Doves Properties, LLC, a Nevada Limited Liability Company to TBD.

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SCHEDULE B, PART I

(Continued)

13. RECORD Deed of Trust to be insured herein from TBD to Trustee(s) for TBD, securing its loan in the amount of \$0.00.

NOTE: According to the public records, which under the recording laws impart constructive notice as to the title to the land described herein, the following matters constitute the chain of title for the 24 month period preceding the date hereof OR the last recorded instrument vesting title to the land described herein:

Warranty Deed from Big Sky Capital Investments, LLC., a Montana limited liability company to Two Doves Properties, LLC, a Nevada Limited Liability Company, recorded May 03, 2022 as [2022-0388251](#), of Official Records.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land.
3. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as [Book 6 of Maps, Page 3](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Covenants, conditions and restrictions in the document recorded as [Book 196 of Deeds, Page 184](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.
5. Water rights, claims or title to water, whether or not shown by the public records.

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COMMITMENT FOR TITLE INSURANCE
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SCHEDULE C

The Land is described as follows:

LOT 16, BLOCK 2, OF OAKLAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 3.



Maricopa County Treasurer's Office

John M. Allen, Treasurer

Tax Summary 111-24-025

Current Mailing Name & Address

TWO DOVES PROPERTIES LLC
27218 N 71ST PL
SCOTTSDALE, AZ 85266

Property (Situs) Address

330 N 18TH AVE
PHOENIX, AZ 85007

2024 Tax Due

Assessed Tax:	\$1,166.44	Tax Paid:	\$1,166.44	Total Due:	\$0.00
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[View 2024 Tax Details](#)

[Create a payment coupon](#)

[View Additional Tax Years](#)

Total Amount Due

Total Amount Due: \$0.00

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

NOTE: Your property may be subject to additional tax liens listed under previous parcel numbers.

301 West Jefferson St., Suite 100, Phoenix, Arizona 85003
711 FAX (602)506-1102

[E-Mail Us](#)
[Disclaimer](#)

(602)506-8511 TT



Maricopa County Treasurer's Office

John M. Allen, Treasurer

2024 Tax Details 111-24-025

Current Mailing Name & Address

TWO DOVES PROPERTIES LLC
27218 N 71ST PL
SCOTTSDALE, AZ 85266

Property (Situs) Address

330 N 18TH AVE
PHOENIX, AZ 85007

Area Code	011300	Assessed Tax	\$1,166.44
Exemption Status		Half Tax	

Tax Percentages

Primary Tax	48.79%
Secondary Tax	50.17%
Flood Tax	1.05%
Special District Tax	0.00%

Amounts Paid

Tax Paid	\$1,166.44
Interest Paid	\$0.00
Fees Paid	\$0.00

TOTAL PAID	\$1,166.44
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Special Tax Districts

No special districts found for this parcel.

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TT



Maricopa County Treasurer's Office

John M. Allen, Treasurer

Tax History 111-24-025

Current Mailing Name & Address

TWO DOVES PROPERTIES LLC
27218 N 71ST PL
SCOTTSDALE, AZ 85266

Property (Situs) Address

330 N 18TH AVE
PHOENIX, AZ 85007

2024 Tax Due

Assessed Tax: \$1,166.44 **Tax Paid:** \$1,166.44 **Total Due:** \$0.00

[View 2024 Tax Details](#)

[Create a payment coupon](#)







Tax Years

Tax Year	Status	Assessed Tax	Amount Due
2024	Paid	\$1,166.44	\$0.00
2023	Paid	\$1,155.22	\$0.00
2022	Paid	\$1,114.14	\$0.00
2021	Paid	\$1,105.70	\$0.00
2020	Paid	\$1,118.58	\$0.00
2019	Paid	\$1,116.66	\$0.00
2018	Paid	\$1,097.60	\$0.00
2017	Paid	\$1,072.12	\$0.00
2016	Paid	\$1,041.42	\$0.00
2015	Paid	\$963.58	\$0.00

Total Amount Due

Total Amount Due: \$0.00

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

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Maricopa County Treasurer's Office

John M. Allen, Treasurer

Tax Due 111-24-025

Current Mailing Name & Address

TWO DOVES PROPERTIES LLC
27218 N 71ST PL
SCOTTSDALE, AZ 85266

Property (Situs) Address

330 N 18TH AVE
PHOENIX, AZ 85007

WE DO NOT PROVIDE FOR SCHEDULED PAYMENTS. PAYMENTS ARE PROCESSED THE DAY THEY ARE ENTERED.
Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

1. Select Tax Year: 2024

2. Select Payment Date

To view an estimate of the amount due on a future date select a specific calendar date.

6/17/2025

Taxes Paid in Full

Tax Breakdown	1st Half	2nd Half	Total
Tax Due:	\$0.00	\$0.00	\$0.00
Interest Due:	\$0.00	\$0.00	\$0.00
Fees Due:	\$0.00	\$0.00	\$0.00
Total Due:	\$0.00	\$0.00	\$0.00



- Partial payments will be applied first to all interest and fees due, with the remaining payment balance applied to the tax amount.
- If you are delinquent on both 1st and 2nd Halves Due after the May delinquent date, you must add the interest and fees of both halves together when making a 1st Half Payment only.
- For payment terms and conditions, view our taxes due section on frequently asked questions.

[Pay Online](#)

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coupon](#)

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Maricopa County Treasurer's Office

John M. Allen, Treasurer

Valuations Parcel 111-24-025

Current Mailing Name & Address

TWO DOVES PROPERTIES LLC
27218 N 71ST PL
SCOTTSDALE, AZ 85266

Property (Situs) Address

330 N 18TH AVE
PHOENIX, AZ 85007

Select Tax Year:

2024 ▼

Residential Percentage 0.00% Land Class Code 03 Improve Class Code 50

Primary Valuations

Land Ratio	10
Improve Ratio	0.0
Land/Improve Limited	\$83,074.00
Land/Improve Assessed	\$8,307.00
Widow(er)/Veteran Exemption	\$0.00
Personal Property Limited	\$0.00
Personal Property Assessed	\$0.00
Pers. Prop. Widow(er)/Veteran Exemption	\$0.00

Secondary Valuations

Land/Improve Full Cash Value	\$105,900.00
Widow(er)/Veteran Exemption	\$0.00
Pers. Prop. Full Cash Value	\$0.00

Special District Valuations

No Records

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Maricopa County Treasurer's Office

John M. Allen, Treasurer

2024 Detailed Tax Statement for Parcel# 111-24-025

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

Current Mailing Name & Address

TWO DOVES PROPERTIES LLC
27218 N 71ST PL
SCOTTSDALE, AZ 85266

Property (Situs) Address

330 N 18TH AVE
PHOENIX, AZ 85007

Your 2024 Property Tax Summary

Previous Year Total \$1,155.22

Total 2024 Assessed \$1,166.44
Taxes

	2023	Ratio	Assessed	2024	Ratio	Assessed
Limited Value (Primary)	\$79,119.00	10.00%	\$7,912.00	\$83,074.00	10.00%	\$8,307.00
Full Cash Value (Secondary)	\$387,000.00			\$529,500.00	NOT	TAXED

Assessed Values

Primary Limited Values (PRI)

Type	Limited	Ratio	Assessed
Land/Building	\$83,074.00	10.00%	\$8,307.00
Personal Property	\$0.00		\$0.00
Exemption			\$0.00
Primary Total	\$83,074.00		\$8,307.00

Area Code: 011300

Secondary Full Cash Values (SEC)

Type	Full Cash
Land/Building	\$529,500.00
Personal Property	\$0.00
Exemption	
Secondary Total	\$529,500.00

Primary District Information

Tax District	Rate/100	2023	2024	Change
City Of Phoenix	1.2658	\$101.68	\$105.15	3.40%

Tax District	Rate/100	2023	2024	Change
County	1.1591	\$95.29	\$96.29	1.00%
Elderly Assistance	Credit	\$0.00	\$0.00	0.00%
State Aid	Credit	\$0.00	\$0.00	0.00%
State Equalization Tax	0.0000	\$0.00	\$0.00	0.00%

School District				
Tax District	Rate/100	2023	2024	Change
Community College Dist	1.0486	\$85.38	\$87.11	2.00%
Phoenix Elementary	1.6354	\$244.83	\$135.85	-44.50%
Phoenix High School	1.7414	\$212.04	\$144.66	-31.80%

	Rate/100	2023	2024	Change
Primary Tax Totals	6.8503	\$739.22	\$569.06	-23.00%

Secondary District Information				
Tax District	Rate/100	2023	2024	Change
Central Az Water Conservation Dist	0.1400	\$11.08	\$11.62	4.90%
Fire District Assistance Tax	0.0080	\$0.64	\$0.66	3.10%
Flood Control Of Maricopa County	0.1470	\$12.16	\$12.22	0.50%
Library District	0.0470	\$3.86	\$3.90	1.00%
Maricopa Special Health Dist	0.1749	\$13.84	\$14.52	4.90%
Phoenix Elementary Desegregation <i>A.R.S. 15-910</i>	1.2152	\$0.00	\$100.94	0.00%
Phoenix High School Desegregation <i>A.R.S. 15-910</i>	0.8102	\$0.00	\$67.30	0.00%

Voter Approved Overrides				
Tax District	Rate/100	2023	2024	Change
Phoenix Elementary Overrides	0.9044	\$72.79	\$75.13	3.20%
Phoenix High School Overrides	0.6750	\$56.53	\$56.07	-0.80%

Voter Approved Bonds				
Tax District	Rate/100	2023	2024	Change
City Of Phoenix Bonds	0.8141	\$64.41	\$67.63	5.00%
Community College Dist Bonds	0.0561	\$4.72	\$4.66	-1.30%
Maricopa Special Health Dist Bonds	0.0916	\$7.65	\$7.61	-0.50%
Phoenix Elementary Bonds	1.0089	\$81.02	\$83.81	3.40%

Tax District	Rate/100	2023	2024	Change
Phoenix High School Bonds	1.0993	\$87.30	\$91.31	4.60%
	Rate/100	2023	2024	Change
Secondary Tax Totals	7.1917	\$416.00	\$597.38	43.60%

Special District Information
No special districts found for this parcel.

Grand Totals			
	2023	2024	Change
Grand Total For Tax Districts	\$1,155.22	\$1,166.44	1.00%

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

TWO DOVES PROPERTIES, LLC, A NEVADA LIMITED
LIABILITY COMPANY
27218 N. 78ST PLACE
SCOTTSDALE, AZ 85266

GC2GJS1DDAJ3MLVTWXQ5-2-3-1--
amine

Escrow #: 229885-055

1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

Big Sky Capital Investments, LLC., a Montana limited liability company,
do/does hereby convey to

Two Doves Properties, LLC, a Nevada Limited Liability Company,
the following real property situated in Maricopa County, Arizona:

See Attached Exhibit A

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.

GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

28th day of March, 2022

GRANTOR(S):

Big Sky Capital Investments, LLC., a Montana limited liability
company

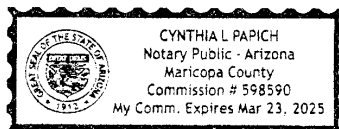
By: 

Jeffrey E. Petersen, Member-Manager

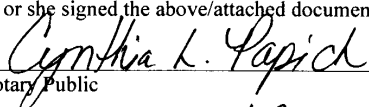
State of Arizona

County of Maricopa

(Affix notary seal here)



On this 28th day of March, 2022, before
me personally appeared Jeffrey E. Petersen, Member-Manager of Big
Sky Capital Investments, LLC., a Montana limited liability company,
whose identity was proven to me on the basis of satisfactory evidence
to be the person who he or she claims to be, and acknowledged that
he or she signed the above/attached document.


Notary Public

My commission expires on March 23, 2025

EXHIBIT A
LEGAL DESCRIPTION

Lot 16 in Block 2, of OAKLAND, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 6 of Maps, Page 3.

WHEN RECORDED MAIL TO:

RLS Mortgage, Inc.
PO Box 97485
Phoenix, AZ 85060

GC2GJS1DDAJ3MLVTWXQ5-7-3-3--
amine

American Title Service Agency, LLC

Loan No. _____

2/2 229885

2/2
WARNING: THIS DEED OF TRUST AND ASSIGNMENT OF RENTS CONTAINS A DUE ON SALE
CLAUSE AND PROHIBITS THE TRUSTOR FROM FURTHER ENCUMBERING THE
REAL PROPERTY DESCRIBED HEREIN.

DEED OF TRUST AND ASSIGNMENT OF RENTS
RESIDENTIAL 1-4

DATE: 5/2/2022

TRUSTOR: Two Doves Properties, LLC a(n) Nevada Limited Liability Company
Address: P.O. BOX 27740 Las Vegas, NV, 89126

BENEFICIARY: RLS Capital, Inc., an Arizona Corporation
Address: PO Box 97485, Phoenix, AZ 85060

TRUSTEE: Ronald B. Herb, licensed real estate broker in Arizona
Address: 5420 W. Onyx Ave. Glendale, AZ 85302

PROPERTY: Located in Maricopa County, State of Arizona, described as follows:

Street Address: 330 N. 18th Ave. Phoenix, AZ 85007-2441
Tax Parcel: 111-24-025

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This Deed of Trust and Assignment of Rents (the "Deed of Trust") is made between Trustor, Trustee and Beneficiary above named.

Witnesseth: That Trustor irrevocably grants and conveys to Trustee in Trust, with Power of Sale, the above described real property, and any after-acquired interest therein, together with: (1) All buildings, improvements and fixtures now or hereafter placed thereon; (2) all existing leases, and all future leases executed with respect to such property; (3) all rents, issues, profits and income thereof (all of which hereinafter called "property income"); (4) all classes of property now or at any time hereafter, attached to or used in any way in connection with the use, operation or occupancy of such property; (5) all property, rights, permits, and privileges now or hereafter owned by Trustor or now or hereafter appurtenant to such property, which entitle Trustor or such property to receive water or electrical power for use thereon. All property granted, conveyed, transferred, and assigned to Trustee hereunder is hereafter referred to as the "property". Trustor warrants that it is well and truly seized of a good and marketable title in fee simple to the real property hereby conveyed; that the title to all property conveyed by this Deed of Trust is clear, free and unencumbered; and that Trustor shall forever warrant and defend the same unto Beneficiary, its successors and assigns, against all claims whatsoever; SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary



to collect and apply such property income; AND SUBJECT TO ANY easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Beneficiary's interest in the property.

FOR THE PURPOSE OF SECURING:

(a) Performance of each agreement of Trustor herein contained. (b) Payment of the indebtedness evidenced by promissory note or notes of even date herewith, and any extension or renewal thereof, in the principal sum of \$ One hundred thousand and 00/100 DOLLARS (U.S. \$100,000.00) executed by Trustor in favor of Beneficiary or order. (c) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or its successors or assigns, when evidenced by a promissory note or notes that they are secured by this Deed of Trust. (d) Payment of indebtedness evidenced by any and all other promissory note or notes executed by Trustor in favor of Beneficiary or order, whether executed prior to or after the date hereof and whether or not such note or notes are secured by other property.

A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR COVENANTS AND AGREES:


1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon, and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer, or permit any act upon said property in violation of law; and to do all other acts which from character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To keep all improvements now or hereafter erected on said property continuously insured against loss by fire or other hazards specified by Beneficiary in an amount of the total obligation secured hereby or the total replacement cost of the improvements on said property, whichever is less. All policies shall be held by Beneficiary and be in such companies as Beneficiary may approve and have loss payable first to Beneficiary, as its interest may appear and then to Trustor. The amount collected under any insurance policy may be applied upon indebtedness hereby secured and in such order as Beneficiary may determine or at option of Beneficiary, the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default hereunder nor cause discontinuance of any action that may have been or may thereafter be taken by Beneficiary or Trustee because of such default.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses of Beneficiary or Trustee, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear or be named, and in any suit brought by beneficiary to enforce this Deed of Trust.

4. To pay before delinquent; all charges for utilities and services furnished to property; all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees, and expenses of this Trust, including, without limiting the generality of the foregoing, the fees of Trustee for issuance of any Deed of Partial Release and Partial Reconveyance or Deed of Release and Full Reconveyance and all lawful charges, costs, and expenses in the event of reinstatement of, following default in, this Deed of Trust or the obligations secured hereby.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to the extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, change, or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, pay necessary expenses, employ counsel, and pay its reasonable fees. All amounts



so paid, together with interest thereon at the same rate as is provided for in the note secured by this Deed of Trust or at the highest legal rate, whichever is greater, shall be part of the debt secured by this Deed of Trust and a lien on the above property.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, together with interest from date of expenditure at the same rate as is provided for in the note secured by this Deed of Trust or at the highest legal rate, whichever is greater. Any amounts so paid by Beneficiary or Trustee shall become part of the debt secured by this Deed of Trust and a lien on said property and immediately due and payable at option of Beneficiary or Trustee.

6. Trustor acknowledges that Beneficiary, in making the loan secured hereby, has recognized and relied upon the financial strength and operating ability of the Trustor. Trustor shall not further mortgage or encumber the Property or any interest therein without obtaining the Beneficiary's written consent, which may be withheld for any reason in Beneficiary's sole and absolute discretion. In the event the Trustor voluntarily, involuntarily or by operation of law, shall sell, convey, or transfer the Property, or dispose of the Property or any part thereof, or any interest therein, or agrees so to do (the "Transfer"), without the written consent of Beneficiary being first obtained, the Beneficiary, at its sole option and within its sole discretion, may declare the entire indebtedness secured hereby to be due and payable in full and call for payment of the same in full at once. Consent as to any one Transfer shall not be deemed to be a waiver of the right to require consent to future Transfers and such consent shall not release the Trustor from any obligations hereof, the Note or of any of the Loan Documents.

7. In the event that Trustor is an entity rather than a natural person, Trustor shall not change or dissolve its status without the prior written approval of Beneficiary, which shall not be unreasonably withheld. Any single transfer, whether by operation of law or otherwise, of more than ten percent (10%), or an aggregate total of more than twenty five percent (25%) of any equity, capital, ownership, profits or voting interest in the entity that is the Trustor (whether stock, partnership interest or otherwise, and aggregating the current transfer with all previous transfers occurring after the date of this Deed of Trust) shall be deemed a Transfer of the Property for purposes of this Section.

B: IT IS MUTUALLY AGREED:

1. That any award of damages in connection with any condemnation or any taking, or for injury to the property by reason of public use, or for damages for private trespass or injury thereto, is assigned and shall be paid to Beneficiary as further security for all obligations secured hereby (reserving unto Trustor, however, the right to sue therefore and the ownership thereof, subject to this Deed of Trust), and upon receipt of such monies, Beneficiary may hold the same as such further security, or apply or release the same in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to pay. Without affecting the obligation of Trustor to pay and perform as herein required, without affecting the personal liability of any person for payment of the indebtedness secured hereby, and without affecting the lien or priority of lien hereof on the Trust Property, Beneficiary may, at its option, extend the time for payment of said indebtedness, any part hereof, reduce the payment thereon, release any person liable on any of said indebtedness, accept a renewal note therefore, modify the terms of said indebtedness take or release other or additional security, or join in any extension or subordination agreement. Any such action by Beneficiary or Trustee at Beneficiary's direction may be taken without the consent of any junior lienholder, and shall not affect the priority of the Deed of Trust over any junior lien. Time is of the essence of this Deed of Trust.

3. That at any time, or from time to time and without notice, upon written request of Beneficiary and presentations of this Deed of Trust and said note(s) for endorsement, and without liability therefore, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, and



without affecting the security hereof for the full amount secured hereby on all property remaining subject hereto, and without the necessity that any sum representing the value or any portion thereof of the property affected by Trustee's action be credited on the indebtedness, Trustee may: (a) release and reconvey all or any part of said property; (b) consent to the making and recording, or either, of any map or plat of the property or any part thereof; (c) join in granting any easement thereon; (d) join in or consent to any extension agreement of any agreement subordinating the lien, encumbrance or charge hereof. Any Trustor signing this Deed of Trust as a surety or accommodation party or that has subjected its property to this Deed of Trust to secure the debt of another, expressly waives the benefits of A.R.S. Section 12-1641.

4. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note(s) to Trustee for cancellation and retention, and upon payment of its fees, Trustee shall release and reconvey, without covenant or warranty, express or implied, the property then held hereunder, and the recitals in such reconveyance, of any matters or facts, shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power, and authority, during the continuance of this Deed of Trust, to collect the property income, reserving to Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default Beneficiary may at any time, without notice either by person, by agent, or by receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured or the solvency of Trustor, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such property income, including that past due and unpaid, and apply same, less costs and expenses of operation and collection, including reasonable attorney's fees of Beneficiary and Trustee, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

The entering upon and taking possession of said property, the collection of such property income, and the application thereof as aforesaid, shall not cure or waive any default or Notice of Trustee's Sale hereunder or invalidate any act done pursuant to such Notice. Beneficiary shall expressly have all rights provided for in A.R.S. Sections 33-702B and 33-807.

6. That upon default by Trustor in the payment of any indebtedness secured hereby, or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice thereof, setting forth the nature thereof, and of election to cause to be sold said property under this Deed of Trust. Beneficiary also shall deposit with Trustee this Deed of Trust, said Note(s), and all documents evidencing expenditures secured hereby.

Trustee shall record and give Notice of Trustee's Sale and give notice thereof in the manner required by law, and after the lapse of such time as may then be required by law, Trustee shall sell, in the manner required by law, said property at public auction at the time and place fixed by it in said Notice of Trustee's Sale, to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee, at its discretion, may postpone or continue the sale from time to time by giving notice of postponement or continuance by public declaration at the time and place last appointed for the sale. Trustee shall deliver to such purchaser its Deed conveying the property so sold, but without any covenant or warranty, expressed or implied. Any persons, including Trustor, Trustee, or Beneficiary, may purchase at such sale. The purchaser at Trustee's sale shall be entitled to immediate possession of the property as against Trustee or other persons in possession and shall have right to the summary proceedings to obtain possession provided in Title 12, Chapter 8, Article 4, A.R.S., together with costs and reasonable attorney's fees.

After deducting all costs, fees, and expenses of Trustee and of this Deed of Trust, including cost of evidence of title in connection with sale and reasonable attorney's fees of Beneficiary and Trustee, Trustee shall apply the proceeds of sale to payment of: all sums then secured hereby and all other sums due under the terms



hereof, with accrued interest, and the remainder, if any, to the person or persons legally entitled thereto, or as provided in A.R.S. Section 33-812. To the extent permitted by law, an action may be maintained by Beneficiary to recover a deficiency judgment for any balance due hereunder. In lieu of sale pursuant to the power of sale conferred hereby, this Deed of Trust may be foreclosed in the same manner provided by law for the foreclosure of mortgages on real property. Beneficiary shall also have all other rights and remedies available to it hereunder and at law or in equity. All rights and remedies shall be cumulative.

7. That Beneficiary may appoint a Successor Trustee in the manner prescribed by law. Trustor and Beneficiary authorize Trustee, in the event any demand or notice is made or tendered to it concerning this Deed of Trust or the property, to hold any money and documents and to withhold action or performance until an action shall be brought in a court of competent jurisdiction to determine the rights asserted or the property of the demand, notice or action requested, and Trustee shall be without liability or responsibility for awaiting such court action. A Successor Trustee herein shall, without conveyance from the predecessor Trustee, succeed to all the predecessor's title, estate, rights, powers, and duties. Trustee may resign at any time by mailing or delivering notice thereof to Beneficiary and Trustor and having so resigned, shall be relieved of all liability and responsibility to Trustor, Beneficiary or otherwise hereunder. "Trustee" herein shall include all successor trustees. Trustee shall not be liable for any action taken in its discretion and in good faith, or upon advice of counsel, or upon any information supplied or direction given by Beneficiary. Unless Trustee is adjudged grossly negligent or guilty of intentional wrongdoing or breach of contract, Trustor and Beneficiary will, upon demand, indemnify and hold harmless Trustee against all costs, damages, attorney's fees, expenses and liabilities which it may occur or sustain in connection with this Deed of Trust or any foreclosure or sale hereof or any count or other action or proceeding arising herefrom.

8. That this Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term "Beneficiary" shall mean the owner and holder of the note(s) secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so required, the masculine gender includes the feminine and neuter, and the singular number includes the plural.

9. That Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made public record as provided by law. Trustee may, but is not obligated to, notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any notice of Trustee's sale hereunder be mailed to him at his address set forth herein.

**The Remainder of the Page Intentionally Left Blank
Signatures to Follow on the Next Page**



TRUSTOR: Two Doves Properties, LLC

SIGNATURE OF TRUSTOR:

SIGNATURE:

Adam A. Rogers
Adam A. Rogers, Manager

Michelle E. Rogers
Michelle E. Rogers, Manager

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Adam A. Rogers, Manager of Two Doves Properties, LLC and Michelle E. Rogers, Manager of Two Doves Properties, LLC, this 2nd day of May, 2022.

Cynthia L. Papich
Notary Public
My Commission Expires: March 23, 2025



COOPER

EXHIBIT "A"

LOT 16, BLOCK 2, OF OAKLAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 6 OF MAPS, PAGE 3.

A handwritten signature in black ink, appearing to read "CARMER", located in the bottom right corner of the page.

WHEN RECORDED, RETURN TO
TREASURER, CITY OF PHOENIX
251 WEST WASHINGTON STREET
PHOENIX, AZ 85003

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240524755 10/02/2024 02:47
ELECTRONIC RECORDING

NSDL8809575-1-1-1--
amine

CITY OF PHOENIX
NOTICE AND CLAIM OF ASSESSMENT

Invoice No. 401015514 Assessment Number 8809575
Invoice Date 09/16/2024 Customer No. 8809575

NOTICE IS HEREBY GIVEN, that the City of Phoenix by and through its City Treasurer, and pursuant to the Environmental Safety Ordinance, Chapter 39, of the Phoenix City Code and Title 9, Section 499 of Arizona Revised Statutes, each as applicable and as and if Amended, hereby claims a special Assessment on all real property as described herein and all improvements situated thereon, located or situated in Maricopa County, State of Arizona and that said assessment is prior to and superior to all other liens, obligations, mortgages or other encumbrances except liens for general taxes.

Property address and Description:
330 N 18TH AVE

Book: 111 Map: 24 Parcel: 025

Legal: LOCATION: 330 N 18TH AVE
CASE #: 2020-46925
APN: 111-24-025
QS: 11-25
LEGAL TEXT: OAKLAND

County Parcel No.: 111-24-025
Owner(s) of Record: TWO DOVES PROPERTIES LLC
Description of Work: BOARD UP CHARGES

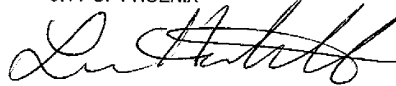
The amount of the assessment and recording fees are as follows:

ASSESSMENT	\$ 2,188.00
RECORDING FEES	\$ 30.00
TOTAL AMOUNT CLAIMED SUBJECT TO INTEREST AS NOTED BELOW	\$ 2,218.00

The amount claimed reflects the costs of abating certain hazards on the Property, which the property owner abandoned or left unattended. The Assessment created hereunder shall secure payment of the above-referenced assessment owed to the City, plus all interest hereafter arising.

WITNESS my hand at Phoenix, Arizona this day 2ND DAY OF OCTOBER, 2024.

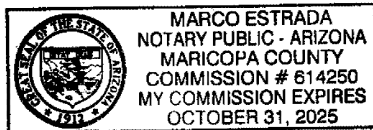
CITY OF PHOENIX



LAURA HASKENHOFF
REVENUE COLLECTIONS MANAGER

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me this 2nd day of October 2024
by Laura Haskenhoff, Revenue Collections Manager on behalf of the City of Phoenix.



Notary Public

And the said party of the first part, for itself, its successors and assigns, does covenant and agree to and with the said second party, her heirs and assigns that at the time of the execution and delivery of these presents, it is well and truly seized of the premises above described, as of a good, sure, perfect and indefeasible estate of inheritance in the law in fee simple, and that the same are free and clear from all incumbrances whatsoever; that the above bargained premises in the

quiet and peaceable possession of the said party of the second part her heirs, executors, administrators and assigns against all and every person or persons lawfully claiming the same or any part thereof, PHOENIX REALTY COMPANY will forever warrant and defend subject to taxes for the last half of the year 1925 and thereafter, also subject to mortgage in favor of Valley Bank of Phoenix in the sum of \$2800.00, which grantee assumes and agrees to pay.

It is hereby mutually covenanted and understood between the parties hereto that "Oakland," within which the above described premises are situate and of which they constitute a part, has been platted and laid out as a choice and attractive residence addition to the City of Phoenix; and to protect all lot owners in the enjoyment of their respective lots therein, it is hereby covenanted on the part of the party of the second part, her heirs, executors, administrators and assigns that neither she nor they nor any of them will erect or maintain or suffer or permit to be erected or maintained on the above described premises any building or structure other than a dwelling house, hotel, lodging house or boarding house, with the necessary and usual out-buildings, and that no saloon or place for the sale of intoxicating liquors, and no hospital, sanitarium, hotel, boarding or lodging house used or occupied as such for the care, lodging and entertainment of persons suffering from disease, and no building or structure used, or occupied for any purpose that shall depreciate the value of the neighboring property for dwelling house purposes shall ever be maintained, kept or permitted upon said premises or any part thereof.

Said second party for her heirs, executors, administrators and assigns, further covenant and agree that neither she nor they shall or will construct, build or maintain on any lots fronting on Van Buren Street any building which shall cost to construct less than Twenty-five Hundred (\$2500) Dollars, and that the front line of such building shall not be nearer than thirty-five (35) feet to the front boundary line of the lot, and on the corner lots the side line of buildings shall not be nearer than thirty (30) feet to the side line of the lot, and no stable nor out-building shall be erected nearer than forty (40) feet to the side line of the lot. That on all other lots in Oakland no building shall be constructed, the cost of which shall be less than Two Thousand (\$2,000) Dollars, and the front line of no building shall be nearer than thirty (30) feet to the front line of the lot, nor the side line of buildings on corner lots nearer than ten (10) feet to the side line of the lot, and no stable or out-building on any of said lots shall be nearer than one hundred (100) feet to the front line of the lot, and only one house shall be built on one lot; and no frame building, except out-buildings, shall ever be constructed on any of said lots, provided that restrictions as to the cost of buildings on said lots shall not apply to out-buildings. Porches, pergolas, awnings, and all structures of every kind attached to any building on any of said lots, shall be considered a part of the building, and no part of any building erected on any of said lots shall be nearer the front or side line of the lot than above provided. And no temporary building shall be erected upon any of said lots and occupied as a residence.

No lot in said Oakland shall ever be sold to any person of the Negro or Mongolian race.

These covenants are understood and agreed to be and shall be taken and held to be for the benefit of all lot owners in said Oakland, be they such now or become such hereafter, and shall run with the title to said lots.

IN WITNESS WHEREOF, Phoenix Realty Company has caused these presents to be executed in its corporate name by its President, and its corporate seal affixed, attested by its Secretary, the day and year first above written.

PHOENIX REALTY COMPANY

By John R. Hampton Its President.

Attested by Hazel M. Rayburn Its Secretary.

#19638

OFFICIAL PARCEL MAP
STATE OF ARIZONA

PT. SECTION 06 T01N R03E

MAP ID # 851 - 06 - 03 - 03

[illegible]

LOCATOR GRID

SECTION

1/4 1/4 SECTION

1/4 1/4 SECTION

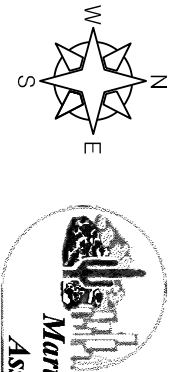
Figure 1 shows two 2x2 payoff matrices. The left matrix has payoffs (0, 3) for (W, E), (0, 4) for (W, S), (2, 1) for (N, E), and (0, 1) for (N, S). The right matrix has payoffs (0, 5) for (W, E), (0, 4) for (W, S), (2, 1) for (N, E), and (0, 1) for (N, S). In both matrices, the (W, E) cell is highlighted with a thick black border.

ASSESSOR BOOKS & MAPS WITHIN THIS AREA

[illegible]

SUBDIVISIONS

SCALE: 1" = 100'



**Maricopa County
Assessor G.I.S.**

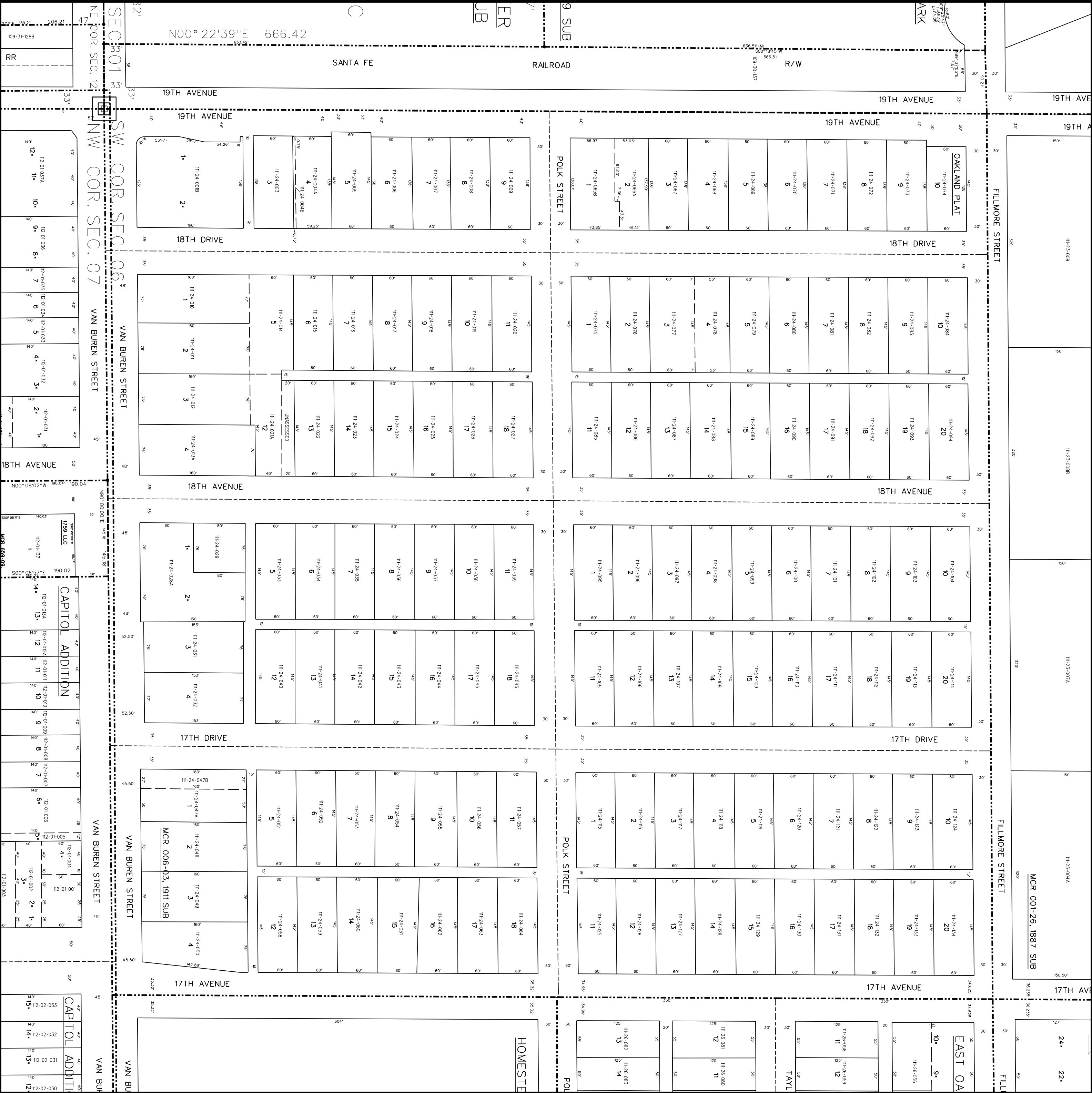
MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

LEGEND:

- | | | | |
|--------|-----------------------------|-------------|---------------------------------------|
| -----X | Subdivision Boundary Line | X | Indicates change in original boundary |
| •----- | Subdivision Boundary Corner | ----- | Parcel Boundary Line |
| ----- | Street Centerline | ----- | Parcel Split Line |
| •----- | Street Centerline Marker | 123-45-678A | Parcel Number |
| ☐----- | Section Corner Marker | Z | Parcel Boundary Tie-in |

Disclaimer - Indemnification

Requester/Purchaser understands and agrees that Moricongo County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, inaccuracy, accuracy, inaccuracy of any said data and information. The porcelines on maps are for illustration purposes only and are not intended to be used as a survey product.



6-3
 no ...
 no ...
 no ...

Memorial Plan Restrictions
 200 100/6/19-11

del 1-13-1
 Patent Clause #1
 D.A.M. At A 8/18
 10-17-02

We, Phoenix Realty Company, a corporation, and J.C. Wright and Eva H. Wright, husband and wife, hereby certify that we are the owners in fee of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 6, T. 1 N., R. 3 E., Maricopa County, Arizona, and that we have caused said property to be surveyed, subdivided and platted as shown on the accompanying plat, which said property shall hereafter be known as OAKLAND, and do hereby certify that the accompanying plat is a true and correct plat of said survey and do publish this plat as a complete plat and survey of the premises shown, and do hereby dedicate the streets and alleys thereon shown to the use of the public.

In witness whereof the said corporation, by its president and secretary, has caused its corporate name and seal to be hereunto affixed, and the said J.C. Wright and Eva H. Wright have hereunto set their hands and seals, this 31st day of December, A.D. 1910.

(SEAL)

PHOENIX REALTY COMPANY
 By JOHN R. HAMPTON
 President
 Attest J.W. CRENSHAW
 Secretary
 J.C. WRIGHT (SEAL)
 EVA H. WRIGHT (SEAL)

Acknowledged by John R. Hampton, J.W. Crenshaw, J.C. Wright and Eva H. Wright before O.E. Schupp, Notary Public, Maricopa County, Arizona, December 31st, 1910.

Commission expires April 26, 1914.

(SEAL)

Recorded in office of County Recorder, Maricopa County, Arizona, in Book 6 of Maps at Page 3, on January 20th, 1913, at 10:15 A.M.

For rest:
 check ...
 of Phoenix Realty Co.
 on each lot.

OAKLAND

comprising

SW $\frac{1}{4}$ SW $\frac{1}{4}$ SEC. 6 T. 1 N. R. 3 E. G. & S. R. B. & M.

identical with

BLOCK No 2 HOMESTEAD PLACE

MARICOPA COUNTY ARIZ.

Scale: 200 ft = 1 in. (Reduced)

