

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 EXTRACTIONAL 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.

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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
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. Any amendment or endorsement to this Commitment must be in writing[and authenticated by a person authorized by the Company].
 - f. 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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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 3, Cave Creek, AZ 85331
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: AZ-202600119
Issuing Office File No.: AZ-202600119
Property Address: Vacant Land, Clarkdale, AZ 86324

1. Commitment Date: February 26, 2026 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
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: TBD
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:

Verde Valley Holding Company, LLC, an Arizona 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: 
Chad Hansen, President


Patrick McMillan, Treasurer

Bryan Greene
Clearview Abstract LLC dba Palo Verde Title and
Escrow Agency
6702 E. Cave Creek Road, Suite 3
Cave Creek, AZ 85331

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SCHEDULE B, PART I - Requirements

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.
(a) Deed from Verde Valley Holding Co LLC Verde Valley Holding Co LLC to TBD, conveying the subject property.
5. Payment in full of real property taxes under Tax Parcel ID 400-05-013-F for the year 2025 in the gross amount of \$1,144.00. Verification of amounts due/owed for the year 2025 prior to closing is required.
Taxes shown for informational purposes only. Call County Treasurer to verify amounts and status.
6. Payment in full of real property taxes under Tax Parcel ID 400-06-014 for the year 2025 in the gross amount of \$4,512.00. Verification of amounts due/owed for the year 2025 prior to closing is required.
Taxes shown for informational purposes only. Call County Treasurer to verify amounts and status.
7. We find no open deeds of trust of record. Please verify by inquiry of the principals and/or their agents that the subject property is free and clear of any voluntary encumbrances and advise the Title Department accordingly prior to close of escrow.
8. Furnish an Owners Affidavit and Agreement executed by Verde Valley Holding Company, LLC, an Arizona Limited Liability Company, disclosing any liens, judgments, or parties in possession of the land or any outstanding voluntary liens from the current owner or a prior party.
9. The name(s) of the proposed insured and/or the amount of requested insurance under the Owner's/Mortgagee policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may be deemed necessary. No contractual obligations is assumed by the company under this commitment until this requirement is complied with and no policy will be issued pursuant to this commitment until this requirements is complied with.

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SCHEDULE B, PART I

(Continued)

10. **IMPORTANT INFORMATIONAL NOTICE OF NEW FEDERAL REGULATION THAT MAY AFFECT YOUR TRANSACTION:** Closing cannot proceed unless all information required to complete the mandatory reporting is provided and certified to the Title Agent to enable the Agent to make the mandatory reporting.

Financial Crimes Enforcement Network (FinCEN) Real Estate Reporting (FinCEN Report), Section 1031.320 of Chapter 31 of the Code of Federal Regulations requires that certain residential real estate transactions purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person, must be reported to the U.S. Treasury Department's FinCEN.

IN THE EVENT THAT THE CONTEMPLATED TRANSACTION IS A TRANSACTION FOR WHICH A REAL ESTATE REPORT IS REQUIRED to be submitted to FinCEN, the seller and buyer must provide to the title company conducting the closing the information and documentation necessary to enable the closing company to complete the FinCEN Report. Seller/Purchaser (as applicable) shall provide, in a form acceptable to the Title Company, sufficiently in advance of closing to allow the Title Company (or its designated reporting person) to timely complete and file the FinCEN Real Estate Report, all information and documentation required, including without limitation, the full legal name, date of birth, residential street address, IRS taxpayer identification number or unique ID of the beneficial owner(s) of the buyer/transferee, and the full legal name, date of birth, phone number, email address, IRS taxpayer identification number or unique ID of the seller/transferee, identity documents, entity/trust documentation, and any certifications or supporting paperwork required by FinCEN and the name of the Signors and the capacity in which the individual is authorized to act and the name of the employer.

THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY: The following deed(s) affecting said land were recorded within the last 24 months of the date of the commitment:

Quitclaim Deed dated February 28th, 2022 from Verde Valley Professional Center Partners, LLC, an Arizona Limited Liability Company to Verde Valley Holding Company LLC, an Arizona Limited Liability Company, recorded March 28th, 2022, under Instrument No. 2022-0019005 in Maricopa County, Recorders Office.

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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. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public records.
3. Any facts, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, not shown by the Public Records.
5. Discrepancies, conflicts, in boundary lines, shortage in area, encroachments, or any other facts which correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservation or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by Public Records.
8. Installment of 2026 taxes, a lien, payable on or before October 1, 2026 and delinquent November 1, 2026.
9. Any district, improvement district, assessments or bond as disclosed by the records of the office of the Yavapai County Assessor or Treasurer.
10. Water rights, claims or title to water, whether or not shown by the public records.

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SCHEDULE C

The Land is described as follows:

The following described real property situated in Yavapai County, Arizona:

Parcel I:

A portion of the Northeast quarter of Section 20, Township 16 North, Range 3 East of the Gila and River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the East one-quarter corner of said Section 20;

Thence South 88°51'07" West, along the East-West mid-section line of said Section 20, a distance of 539.91 feet to the true Point of Beginning;

Thence continuing South 88°51'07" West, along said Mid-Section line, a distance of 500.74 feet to a point on the Northeasterly right of way line of Old Highway 89-A;

Thence Northwesterly, along said right of way line, on a curve to the left, having a radius of 3920.23 feet, through a central angle of 01°30'45", a distance of 103.48 feet;

Thence Northwesterly, along said right of way line, on a curve to the left, having a radius of 2964.79 feet, through a central angle of 12°01'32", a distance of 622.26 feet;

Thence Northwesterly, along said right of way line on a curve to the left, having a radius of 3920.23 feet, through a central angle of 06°00'00", a distance of 410.53 feet;

Thence North 62°56'30" West, along said right of way, a distance of 534.11 feet to the Southwest corner of Lot 1, Block 13, Town of Clarkdale, as recorded in Book 5 of Maps and Plats, page 85, records of Yavapai County, Arizona;

Thence North 81°24'36" East, along the Southerly boundary of Blocks 13, 12 and 3 in the Town of Clarkdale, a distance of 1245.88 feet;

Thence South 36°03'42" East, a distance of 455.69 feet to a point on the boundary of Rio Vista Subdivision, Parcel 2, which lies North 60°23'59" East, a distance of 20.00 feet from the Northeast corner of Lot 1 in Rio Vista Subdivision, Parcel 2;

Thence South 60°23'59" West, along the Northwesterly boundary of Rio Vista Subdivision, Parcel 2, a distance of 158.00 feet to the Northwest corner of said Subdivision;

Thence South 29°36'01" East, along the Southwesterly boundary of said Subdivision, a distance of 608.84 feet to the Southwest corner of said Subdivision;

Thence North 60°23'59" East, along the Southeasterly boundary of said Subdivision, a distance of 173.59 feet to a point on the Southwesterly boundary of Lot 11 in said Subdivision;

Thence South 31°04'02" East, a distance of 10.26 feet to the Southwest corner of said Lot 11;

Thence North 58°55'58" East, a distance of 175.00 feet to the Southeast corner of said Lot 11;

SCHEDULE C

(Continued)

Thence North 58°55'58" East, a distance of 45.99 feet to a point on the Southwesterly right of way line of the Arizona Extension Railroad;

Thence South 36°03'42" East, along said right of way line, a distance of 253.38 feet;

Thence South 69°43'35" West a distance of 290.43 feet to the True Point of Beginning.

Parcel II:

All that portion of the Northeast quarter of Section 19, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, lying Easterly of the Yavapai Apache Indian Community property as described in Deed recorded in Book 544 of Deeds, Page 754, Westerly of Parcels 1 and 2 as shown on plat recorded in Book 99 of Land Surveys, Page 37 and South of the A.T. and S.F. Railroad Right of Way as shown on said plat.

Parcel III:

A part of the Southeast quarter (SE 1/4) of the Northeast (NE 1/4) of Section 23, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more fully described as follows.

COMMENCING at the Southeast corner of Section 23, Township 14 North, Range 4 East (a BLM Brass Cap);

Thence North 01° 44' 41" East a distance of 2641.62 feet to the East quarter corner of Section 23 (a BLM Brass Cap);

Thence South 89° 34' 25" West a distance of 98.47 feet to a point on the Northeasterly Right of Way Line of Highway 260 (a 1/2 inch rebar with no ID);

Thence South 89° 32' 04" West a distance of 221.68 feet to a 1/2 inch rebar and cap stamped LS 31017 on the Southwesterly Right of Way Line of Highway 260, said point being the True Point of Beginning;

Thence continuing South 89° 32' 04" West a distance of 1008.89 feet to a BLM Brass cap at the 1/16 corner;

Thence North 01° 36' 02" East a distance of 1326.18 feet to a BLM Brass cap;

Thence North 89° 44' 34" East a distance of 60.00 feet to a point on the Southwesterly Right of Way Line of Highway 260, said point being a point of curvature, said curve being concave to the Southwest with a Radius of 5629.58 feet, a Central Angle of 16° 21' 53", a Chord Bearing of South 34° 40' 54" East a chord distance of 1602.45 feet;

Thence along the Arc of said curve a distance of 1607.91 feet to the True Point of Beginning.

Excepting therefrom that portion lying Northeasterly of the following described highway right-of-way line of State Route 260, being more particularly described as follows:

Commencing at a BLM brass cap marking the East quarter corner of said Section 23, being North 89°31'16" East 1328.47 feet from a GLO brass cap marking the C-E 1/16 corner of said Section 23;

thence along the East West mid-section line of said Section 23, South 89°31'16" West 354.19 feet to the Point of Beginning;

Thence from a Local Tangent Bearing of North 26°35'25" West, along a curve to the Left, having a radius of 5604.58 feet, a length of 79.41 feet, also being Point "A" for later identification;

Thence from a Local Tangent Bearing of North 27°24'07" West, continuing along a curve to the left, having a radius of 5604.58 feet, a length of 1560.90 feet to the Point of Ending, being North 01°35'06" East 21.76 feet from a GLO brass cap marking the NE 1/16 corner of said Section 23.

SCHEDULE C
(Continued)

- PARCEL INQUIRY ^
- TAX SUMMARY
- TAX BILL/COUPON
- TAX YEAR DUE
- PAYMENT HISTORY
- APPLIED INT/FEES
- VALUATIONS
- OWNER HISTORY
- UPDATE ADDRESS
- TAX BILL ESTIMATOR
- VIEW MAP (GIS)
- PAYMENTS ^
- PAYMENT OPTIONS
- PAY ONLINE
- REPORTS ^
- TAX STATEMENT
- PAYMENT RECEIPT
- TAX RECEIPT

Tax Summary

Current Owner Name & Mailing Address

VERDE VALLEY HOLDING COMPANY LLC
9393 N 90TH ST PMB 259 STE 312
SCOTTSDALE, AZ 85258

Property Description*

PCL OF LAND BY M&B CONT APROX 25.70 AC LYING N OF HWY 89A
& S OF BLKS 2 3 12 & 13 OF CLARKDALE SEC 20 16 3E LESS .47
AC 719 168 BAL 25.23 AC LESS 2.63 AC 1386 414 BAL 22.60 AC

Interest Date:

[Pay My Tax Bill](#)

[View My Tax Bill](#)

[Why Did My Tax Bill Change?](#)

- To ensure accurate interest calculations, be mindful of the interest effective date. While we honor postmarks, payments postmarked after the due date may be subject to additional interest.
- **PP Ref: 2300550019 - 10FT X 40FT SER# 46NCA4022W6003926 YEAR 1997;**

Parcel #	Tax Year	Status	Billed	Applied Int/Fees	Tax Paid	Due
400-06-01408	2025	<u>TAX</u>	<u>\$4,512.18</u>	<u>\$0.00</u>	<u>\$2,256.09</u>	<u>\$2,256.09</u>
400-06-01408	2024	<u>TAX</u>	<u>\$4,340.72</u>	<u>\$0.00</u>	<u>\$4,340.72</u>	<u>\$0.00</u>
400-06-01408	2023	<u>TAX</u>	<u>\$4,251.46</u>	<u>\$0.00</u>	<u>\$4,251.46</u>	<u>\$0.00</u>
400-06-01408	2022	<u>TAX</u>	<u>\$4,182.32</u>	<u>\$0.00</u>	<u>\$4,182.32</u>	<u>\$0.00</u>
400-06-01408	2021	<u>TAX</u>	<u>\$4,240.62</u>	<u>\$0.00</u>	<u>\$4,240.62</u>	<u>\$0.00</u>
400-06-01408	2020	<u>TAX</u>	<u>\$4,149.94</u>	<u>\$0.00</u>	<u>\$4,149.94</u>	<u>\$0.00</u>
400-06-01408	2019	<u>TAX</u>	<u>\$4,064.58</u>	<u>\$0.00</u>	<u>\$4,064.58</u>	<u>\$0.00</u>
400-06-01408	2018	<u>TAX</u>	<u>\$3,888.60</u>	<u>\$0.00</u>	<u>\$3,888.60</u>	<u>\$0.00</u>
400-06-01408	2017	<u>TAX</u>	<u>\$3,747.78</u>	<u>\$0.00</u>	<u>\$3,747.78</u>	<u>\$0.00</u>
400-06-01408	2016	<u>TAX</u>	<u>\$3,637.66</u>	<u>\$0.00</u>	<u>\$3,637.66</u>	<u>\$0.00</u>
Total Due:						\$2,256.09

◀ ◁ 1 ▶ ▷ 10 ▾ items per page 1 - 10 of 10 items

*This non-legal property description should not be used for legal transference of property. See officially recorded documents for this information [HERE](#).





- [400-05-013F6](#)
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- PARCEL INQUIRY ^
 - TAX SUMMARY
 - TAX BILL/COUPON
 - TAX YEAR DUE
 - PAYMENT HISTORY
 - APPLIED INT/FEES
 - VALUATIONS
 - OWNER HISTORY
 - UPDATE ADDRESS
 - TAX BILL ESTIMATOR
 - VIEW MAP (GIS)
- PAYMENTS ^
 - PAYMENT OPTIONS
 - PAY ONLINE
- REPORTS ^
 - TAX STATEMENT
 - PAYMENT RECEIPT
 - TAX RECEIPT

Tax Summary

Current Owner Name & Mailing Address

VERDE VALLEY HOLDING COMPANY LLC
 9393 N 90TH ST PMB 259 STE 312
 SCOTTSDALE, AZ 85258

Property Description*

AN IRREG PCL, NE4; MOST ELY COR APPROX 1421'S,584'W FROM
 NE COR OF SEC 19-16-3E CONT 3.92AC

Interest Date:

[Pay My Tax Bill](#)

[View My Tax Bill](#)

[Why Did My Tax Bill Change?](#)

- To ensure accurate interest calculations, be mindful of the interest effective date. While we honor postmarks, payments postmarked after the due date may be subject to additional interest.
- 2023 and prior taxes are subject to additional fees per ARS 42-18121. Please contact the Treasurer's Office to verify the amount due prior to remittance.

Parcel #	Tax Year	Status	Billed	Applied Int/Fees	Tax Paid	Due
400-05-013F6	2025	TAX	\$1,143.58	\$45.74	\$0.00	\$1,189.32
400-05-013F6	2024	SBTX	* \$1,178.51	\$58.93	\$0.00	\$1,237.44
400-05-013F6	2023	PUR	* \$1,339.17	\$103.74	\$0.00	\$1,442.91
400-05-013F6	2022	TAX	\$1,060.04	\$0.00	\$1,060.04	\$0.00
400-05-013F6	2021	TAX	\$1,393.36	\$0.00	\$1,393.36	\$0.00
400-05-013F6	2020	TAX	\$1,385.70	\$0.00	\$1,385.70	\$0.00
400-05-013F6	2019	TAX	\$1,584.08	\$0.00	\$1,584.08	\$0.00
400-05-013F6	2018	TAX	\$1,515.30	\$0.00	\$1,515.30	\$0.00
400-05-013F6	2017	TAX	\$1,460.50	\$0.00	\$1,460.50	\$0.00
400-05-013F6	2016	TAX	\$1,417.58	\$0.00	\$1,417.58	\$0.00
Total Due:						\$3,869.67

◀ ◁ 1 ▷ ▶ 10 items per page

1 - 10 of 10 items

*This non-legal property description should not be used for legal transference of property. See officially recorded documents for this information [HERE](#).



2022-0019005 QCD
eRecorded in Yavapai County, AZ Page 1 of 5
Leslie M. Hoffman Recorder 03/28/2022 09:41:17 AM
INGEO SYSTEMS INC Fees: \$30.00

When recorded mail to:

Verde Valley Holding Company, LLC
9393 N. 90th Street, PMB 259
Suite No. 312
Scottsdale, AZ 85258

Exempt ARS 11-1134(B)(7)(b)

QUIT-CLAIM DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, **Verde Valley Professional Center Partners, LLC**, an Arizona limited liability company, the GRANTOR herein, do hereby quit claim to **Verde Valley Holding Company, LLC**, an Arizona limited liability company, the GRANTEE herein, all of Grantor's right, title and interest in and to the following described real property situated in Yavapai County, Arizona:

See Exhibit "A" attached hereto and incorporated herein by this reference.

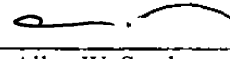
This deed is exempt from Affidavit pursuant to A. R. S. Section 11-1134(B)(7)(a).

DATED this 28th day of February, 2022.

GRANTOR:

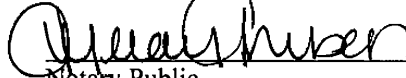
Verde Valley Professional Center Partners, LLC

**By: AWS Business Properties, LLC, its
Member**

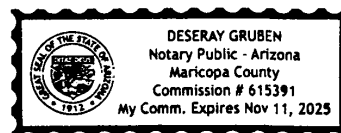
By: 
Name: Allen W. Sands
Title: Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 28th day of February, 2022, by Allen W. Sands, the Manager of AWS Business Properties, LLC, the Member of Verde Valley Professional Center Partners, LLC, an Arizona limited liability company, who executed the foregoing on behalf of the company, being authorized so to do for the purposes therein contained.


Notary Public

My Commission Expires: 11/11/2025



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EXHIBIT "A"

Legal Description

[See attached]

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Exhibit A

PARCEL I:

A portion of the Northeast quarter of Section 20, Township 16 North, Range 3 East of the Gila and River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East one-quarter corner of said Section 20;

Thence South $88^{\circ}51'07''$ West, along the East-West mid-section line of said Section 20, a distance of 539.91 feet to the TRUE POINT OF BEGINNING;

Thence continuing South $88^{\circ}51'07''$ West, along said mid-section line, a distance of 500.74 feet to a point on the Northeasterly right of way line of Old Highway 89-A;

Thence Northwesterly, along said right of way line, on a curve to the left, having a radius of 3920.23 feet, through a central angle of $01^{\circ}30'45''$, a distance of 103.48 feet;

Thence Northwesterly, along said right of way line, on a curve to the left, having a radius of 2964.79 feet, through a central angle of $12^{\circ}01'32''$, a distance of 622.26 feet;

Thence Northwesterly, along said right of way line on a curve to the left, having a radius of 3920.23 feet, through a central angle of $06^{\circ}00'00''$, a distance of 410.53 feet;

Thence North $62^{\circ}56'30''$ West, along said right of way, a distance of 534.11 feet to the Southwest corner of Lot 1, Block 13, Town of Clarkdale, as recorded in Book 5 of Maps and Plats, page 85, records of Yavapai County, Arizona;

Thence North $81^{\circ}24'36''$ East, along the Southerly boundary of Blocks 13, 12 and 3 in the Town of Clarkdale, a distance of 1245.88 feet;

Thence South $36^{\circ}03'42''$ East, a distance of 455.69 feet to a point on the boundary of Rio Vista Subdivision, Parcel 2, which lies North $60^{\circ}23'59''$ East, a distance of 20.00 feet from the Northeast corner of Lot 1 in Rio Vista Subdivision, Parcel 2;

Thence South $60^{\circ}23'59''$ West, along the Northwesterly boundary of Rio Vista Subdivision, Parcel 2, a distance of 158.00 feet to the Northwest corner of said subdivision;

Thence South $29^{\circ}36'01''$ East, along the Southwesterly boundary of said subdivision, a distance of 608.84 feet to the Southwest corner of said subdivision;

Thence North $60^{\circ}23'59''$ East, along the Southeasterly boundary of said subdivision, a distance of 173.59 feet to a point on the Southwesterly boundary of Lot 11 in said subdivision;

Thence South $31^{\circ}04'02''$ East, a distance of 10.26 feet to the Southwest corner of said Lot 11;

Thence North $58^{\circ}55'58''$ East, a distance of 175.00 feet to the Southeast corner of said Lot 11;

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(i)

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Thence North 58°55'58" East, a distance of 45.99 feet to a point on the Southwesterly right of way line of the Arizona Extension Railroad;

Thence South 36°03'42" East, along said right of way line, a distance of 253.38 feet;

Thence South 69°43'35" West a distance of 290.43 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

All that portion of the Northeast quarter of Section 19, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, lying Easterly of the Yavapai Apache Indian Community property as described in Deed recorded in Book 544 of Deeds, Page 754, Westerly of Parcels 1 and 2 as shown on plat recorded in Book 99 of Land Surveys, Page 37 and South of the A.T. and S.F. Railroad Right of Way as shown on said plat.

PARCEL III:

A part of the Southeast quarter (SE 1/4) of the Northeast (NE 1/4) of Section 23, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more fully described as follows:

COMMENCING at the Southeast corner of Section 23, Township 14 North, Range 4 East (a BLM Brass Cap);

Thence North 01 degrees 44 minutes 41 seconds East a distance of 2641.62 feet to the East quarter corner of Section 23 (a BLM Brass Cap);

Thence South 89 degrees 34 minutes 25 seconds West a distance of 98.47 feet to a point on the Northeasterly Right of Way Line of Highway 260 (a 1/2 inch rebar with no ID);

Thence South 89 degrees 32 minutes 04 seconds West a distance of 221.68 feet to a 1/2 inch rebar and cap stamped LS 31017 on the Southwesterly Right of Way Line of Highway 260, said point being the TRUE POINT OF BEGINNING;

Thence continuing South 89 degrees 32 minutes 04 seconds West a distance of 1008.89 feet to a BLM Brass cap at the 1/16 corner;

Thence North 01 degrees 36 minutes 02 seconds East a distance of 1326.18 feet to a BLM Brass cap;

Thence North 89 degrees 44 minutes 34 seconds East a distance of 60.00 feet to a point on the Southwesterly Right of Way Line of Highway 260, said point being a point of curvature, said curve being concave to the Southwest with a Radius of 5629.58 feet, a Central Angle of 16 degrees 21 minutes 53 seconds, a Chord Bearing of South 34 degrees 40 minutes 54 seconds East a chord distance of 1602.45 feet;

Thence along the Arc of said curve a distance of 1607.91 feet to the TRUE POINT OF BEGINNING.

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EXCEPTING THEREFROM that portion lying Northeasterly of the following described highway right-of-way line of State Route 260, being more particularly described as follows:

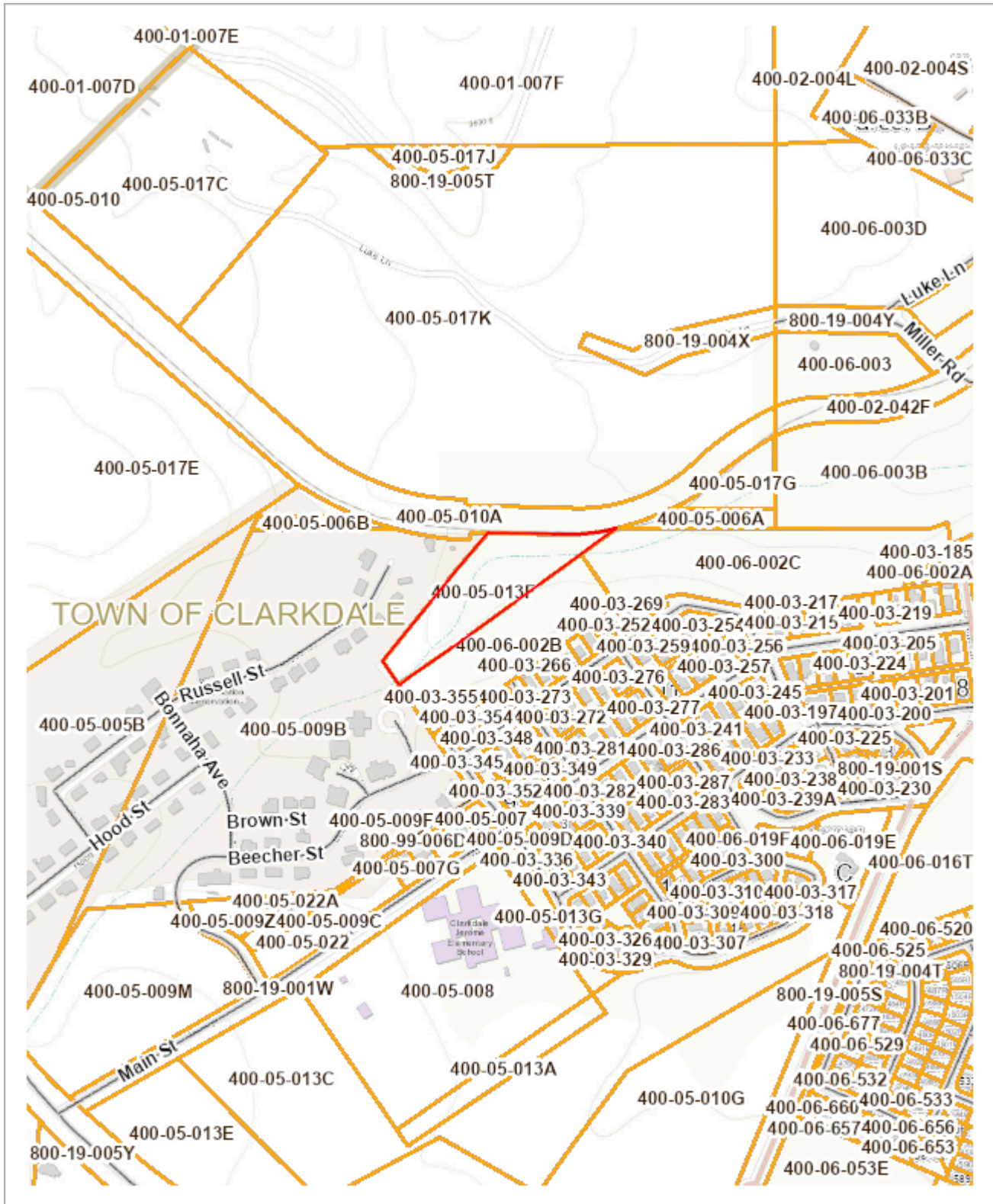
COMMENCING at a BLM brass cap marking the East quarter corner of said Section 23, being North 89°31'16" East 1328.47 feet from a GLO brass cap marking the C-E 1/16 corner of said Section 23;

thence along the East — West mid-section line of said Section 23, South 89°31'16" West 354.19 feet to the
POINT OF BEGINNING;

thence from a Local Tangent Bearing of North 26°35'25" West, along a curve to the Left, having a radius of 5604.58 feet, a length of 79.41 feet, also being POINT "A" for later identification;

thence from a Local Tangent Bearing of North 27°24'07" West, continuing along a curve to the left, having a radius of 5604.58 feet, a length of 1560.90 feet to the POINT OF ENDING, being North 01°35'06" East 21.76 feet from a GLO brass cap marking the NE 1/16 corner of said Section 23.

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(111)



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 3.12.2026

