

From: (480) 830-4995
 Elizabeth Stanek
 LTC
 510 S. Greenfield Road
 Mesa, AZ 85206

Origin ID: HAEA



Ship Date: 14MAY15
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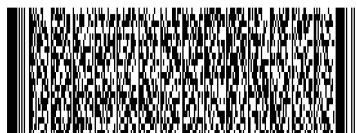
Ref # Carver
 Invoice #
 PO #
 Dept #

SHIP TO: (480) 830-4995
LTC - Sunland - Liz
LTC - Sunland
510 S GREENFIELD RD
MESA, AZ 85206

BILL SENDER

FRI - 15 MAY 10:30A
PRIORITY OVERNIGHT

TRK# 7735 9290 2912
 0201



98 HAEA

85206
 AZ-US
 PHX



537J3/C918/EE4B

After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

TAX INFORMATION SHEET -Arizona State Tax Information

Buyer may or may not receive the bill for subsequent taxes due after close of escrow. Buyers should take note that the County Tax Assessor may take up to 2 years from the close of escrow to change its records. Future tax bills may possibly be sent to the Seller of the property by the County Treasurer's Office. In this event, Seller agrees to immediately forward the tax bill to Buyer; Buyer acknowledges they are responsible for payment of property taxes when they become due, regardless of having received said bill. If taxes are not paid, Buyer will be charged a penalty for every month they are delinquent. **It is the Buyer's sole responsibility to contact the County Treasurer for tax bills due after close of escrow.**

Please be advised that Escrow Agent does not monitor taxes after the close of escrow. Neither Escrow Agent nor its underwriter is responsible for payment for taxes after close of escrow.

Arizona property taxes are assessed on a calendar year (January through December) billed annually and may be paid in semi-annual installments - payment dates are as follows:

First half taxes (January 1 through June 30) are due on October 1 of the current year and delinquent on November 1.

Second half taxes (July 1 through December 31) for the current year are due on March 1 of the following year and delinquent on May 1.

***Example:** Taxes for the Year 2010 - First half taxes are due October 1, 2010; delinquent November 1, 2010; Second half taxes are due March 1, 2011; delinquent May 1, 2011.*

SPLIT PARCELS:

If the subject property is a portion of the original parcel, please be advised that the Seller or Buyer may receive a tax bill for the entire parcel of land. In that event, the recipient may look to the other party for a proportionate share of taxes until such time as the property is assigned a separate Tax Parcel Number.

YOUR TAX PARCEL NUMBER IS: 141-84-110
PROPERTY TAXES HAVE BEEN PAID FOR THE full year 2014
BUYERS NEXT TAX OBLIGATION IS FOR THE 1st half of 2015, regardless if there is a lender impound account

PLEASE CONTACT THE COUNTY TAX TREASURER FOR MORE INFORMATION

Apache County Treasurer website: www.co.apache.az.us/Treasurer Phone# 928-337-4364	Mohave County: http://legacy.co.mohave.az.us/depts/treas/tax_due.asp Phone# 928-753-9141
Cochise County website: cochise.az.gov/cochise_treasurer Phone# 520-432-8400	Navajo County website: http://www.navajocountyaz.gov/treasurer/ Phone# 928-524-4172
Coconino County website: www.coconino.az.gov/treasurer Phone# 928-500-1818	Santa Cruz Assessors website www.co.santa-cruz.az.us/assessor Phone# 520-375-8030
Gila County website: co.gila.az.us/treasurer Phone# 928-452-3231 ext. 8710	Pima County website: http://www.to.pima.gov/ Phone# 520-740-5341
Graham County website: www.graham.az.gov/Graham_CMS/ Phone# 928-428-3440	Pinal County website: http://pinalcountyaz.gov/departments/treasurer Phone# 520-866-7498
Greenlee County website: http://www.co.greenlee.az.us/treasurer Phone# 928-865-3422	Santa Cruz website: www.co.santa-cruz.az.us/treasurer Phone# 520-375-7980
LaPaz County website: http://www.co.la-paz.az.us/ Phone: 928-669-6145	Yavapai County website: http://www.co.yavapai.az.us/Treasurer.aspx Phone# 928-639-8123(Cottonwood) 928-771-3233 (Prescott)
Maricopa County website: http://treasurer.maricopa.gov Phone# 602-506-8511	Websites and phone numbers are provided for information purposes only

BUYERS:

SELLER:

Stephen Passley

Tyler J. Carver

Cristi Passley

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

STEPHEN PASSLEY
6042 E. INGRAM ST.
MESA, AZ 85205

ESCROW NO.: 01828367 - 825 - ES5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Tyler J. Carver, a married man, as his sole and separate property
do/does hereby convey to

Stephen Passley and Cristi Passley, husband and wife

the following real property situated in Maricopa County, ARIZONA:

**LOT 110, OF SONATA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 262 OF MAPS, PAGE 27.**

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: May 4, 2015

Grantor(s):

Tyler J. Carver

State of Arizona
County of Maricopa

} ss:

On _____, 20__, before me personally appeared **Tyler J. Carver**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Notary Public
Commission Expires: _____



This document must be notarized by
a **Lawyers Title of Arizona, Inc.**
approved Notary Public.

Please contact our office to make arrangements for the signing of this document. If you are unable to come into our office, we will need to make arrangements for you to have this document notarized by an approved Notary Public.

The requirement to use a company approved Notary Public is in place to ensure the notarization is done accurately and appropriately for title insurance purposes as well as to safeguard your private information.

If this document is notarized by a Notary Public who is not approved by Lawyers Title of Arizona, Inc., the document will need to be redrawn and resigned, at your expense, and may delay the closing of this transaction.

Escrow Officer: Elizabeth Stanek

510 S. Greenfield Road , Mesa, AZ 85206

Branch Phone No.: **(480) 830-4995**

Escrow Officer email: **estanek@ltic.com**

Escrow Officer Direct line: **(480) 830-4995**



Lawyers Title of Arizona, Inc.
510 S. Greenfield Road
Mesa, AZ 85206
Phone: (480) 830-4995
Fax: (480) 924-2025

SUPPLEMENTAL ESCROW INSTRUCTIONS AND/OR AMENDMENT TO PURCHASE CONTRACT

May 4, 2015

To: **Lawyers Title of Arizona, Inc.**

Re: Escrow No. **01828367 - 825 - ES5**

Previous instructions given you and contained in the Residential Resale Real Estate Purchase Contract dated April 1, 2015 are hereby amended in the following particulars only:

Close of escrow shall be on or before May 15, 2015, or as soon thereafter as possible unless demand for cancellation is received by Escrow Agent.

By deposit of final funds Buyer is acknowledging receipt and approval of a copy of the Commitment for Title Insurance and copies of the Schedule B items contained therein.

By signing below all parties instruct the Escrow Agent to proceed with the recordation of this transaction.

Further, Seller and Buyer understand and agree that there is/are NO Homeowners Association(s) on this property. (i.e. Master Association and Sub Association) and there are NO Special Assessments on the property herein.

All other Terms and Conditions to remain the same.

Our signatures hereon designate our full approval thereof. These Instructions may be executed in counterpart and each counterpart so executed shall constitute but one and the same original document.

Each of the undersigned states that he has read the foregoing amended instructions and understands and agrees to them.

BUYERS:

SELLER:

Stephen Passley

Tyler J. Carver

Cristi Passley



Lawyers Title of Arizona, Inc.
510 S. Greenfield Road
Mesa, AZ 85206
Phone: (480) 830-4995
Fax: (480) 924-2025

PROCEEDS AUTHORIZATION

May 4, 2015

Escrow No.: **01828367 - 825 - ES5**

Property Address: **6042 E. Ingram St., Mesa, AZ 85205**

ALL PROCEEDS SHALL BE PAID TO THE SELLER AS TITLE IS HELD TO THE PROPERTY. IN THE EVENT TITLE IS HELD IN AN ENTITY SUCH AS A TRUST, LLC, PARTNERSHIP, CORPORATION, ETC., PROCEEDS WILL BE PAID TO THE ENTITY, AND NOT TO ANY OF THE PRINCIPALS THERETO .

The undersigned hereby authorizes and directs **Lawyers Title of Arizona, Inc.** to wire transfer funds, as indicated below, to the Receiving Bank and Account or to disburse proceeds/refunds as indicated below. The undersigned warrants that the information provided in this Authorization is complete and accurate.

Please Choose One:

- ☐ Hold for pick up
- ☐ Mail to: _____
(escrow agent is not responsible for the timely delivery of U.S. mail)
- ☐ Overnight Delivery to: _____
- ☐ Deliver by courier to: _____

- ☐ Transfer ☐ all proceeds or ☐ \$_____ to _____
Attn: _____ Escrow No: _____ Phone No: _____

- ☐ Wire Transfer Funds to: (Bank Name) _____
(International Wire Fees may be deducted from the wire amount, if applicable under international wire guidelines. Federal Reserve cutoff time/Financial Institution posting time may delay deposit into your account)

Phone/Address:	_____
ABA/Fed Routing No:	_____
International Swift Code:	_____
Checking <input type="checkbox"/> Savings <input type="checkbox"/>	Name on Account (Required): _____
<i>In order to prevent any delays, please contact your bank for FED wiring instructions.</i>	Account Number: _____
	Special Instructions (if any) _____

Provided that the funds are wire transferred in accordance with these instructions, **Lawyers Title of Arizona, Inc.** shall not be liable for any act or omission of any financial institution or any other person, nor shall **Lawyers Title of Arizona, Inc.** have any liability for loss of funds or interest thereon. In no event will damages exceed interest at a rate equal to Federal Funds rate, adjusted daily, for the number of days that such funds are unavailable. The undersigned shall indemnify and hold harmless **Lawyers Title of Arizona, Inc.**, it's successors or assigns, from any loss, liability and cost incurred as a result of any incorrect information supplied.

In no event shall **Lawyers Title of Arizona, Inc.** be liable for any special, consequential, indirect or incidental damages, regardless of whether any claim is based on contract or tort whether the likelihood of such damage was known to **Lawyers Title of Arizona, Inc.**

SELLER:

Tyler J. Carver

MAILING ADDRESS AFTER CLOSE OF ESCROW: _____
Phone No.: _____ Email: _____



Lawyers Title of Arizona, Inc.
510 S. Greenfield Road
Mesa, AZ 85206
Phone: (480) 830-4995
Fax: (480) 924-2025

COMMISSION INSTRUCTIONS

Escrow No.: 01828367 - 825 - ES5
Property Address: 6042 E. Ingram St. Mesa, AZ 85205
Seller: Tyler J. Carver
Buyer: Steven Passley and Cristi Passley
Dated: April 7, 2015

ESCROW AGENT IS HEREBY IRREVOCABLY AUTHORIZED AND INSTRUCTED TO PAY COMMISSION FROM THE SELLER'S PROCEEDS AT CLOSE OF ESCROW AS FOLLOWS:

PLEASE INSERT THE FOLLOWING INFORMATION IF INCOMPLETE

Pay Commission to:	<u>Keller Williams Realty Phoenix</u>	__ % OF Sales Price OR \$
Pay Commission to:	<u>Re/Max Solutions</u>	__ % OF Sales Price OR \$

SELLER:

Tyler J. Carver

BROKERS:

Re/Max Solutions

BY: _____
Designated Broker **Authorized Representative**

Keller Williams Realty Phoenix

BY: _____
Designated Broker **Authorized Representative**

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **141-84-110**
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Tyler J. Carver
P.O. Box 222906
Chantilly, VA 20153

3. (a) BUYER'S NAME AND ADDRESS:

Stephen Passley & Cristi Passley
2855 E. Broadway Rd. #233
Mesa, AZ 85204

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6042 E. Ingram St.
Mesa, AZ 85205

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Stephen Passley & Cristi Passley
6042 E. Ingram St.
Mesa, AZ 85205

(b) Next tax payment due 10/1/2015

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:

- a. ☒ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" or "family member."

8. If you checked **e** or **f** in Item 6 above, indicate the number of units: _____

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☒ Warranty Deed d. ☐ Contract or Agreement
b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other: _____

10. **SALE PRICE:** \$ **220,000.00**

11. DATE OF SALE (Numeric Digits): 04/2015
Month / Year

12. DOWN PAYMENT \$

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Tyler J. Carver
P.O. Box 222906 Chantilly, VA 20153
Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

EXHIBIT "A"
Legal Description

LOT 110, OF SONATA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 262 OF MAPS, PAGE 27.

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported by the seller, and to the Internal Revenue Service on Form 1099-S, *Proceeds From Real Estate Transactions*. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting by the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I. Seller Information

1. Name of Seller Tyler J. Carver
2. Taxpayer Identification Number (TIN) _____
(An Individual's TIN is their Social Security Number)
3. Address or legal description (including city, state, and ZIP code) of residence being sold or exchanged:
6042 E. Ingram St., Mesa, AZ 85205

Part II. Seller Assurances

Check "True" or "False" for assurances (1) through (5), and "True", "False", or "not applicable" for assurance (6).

True False

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997. |
| <input type="checkbox"/> | <input type="checkbox"/> | (4) At least one of the following three statements applies:
The sale or exchange is of the entire residence for \$250,000 or less.
<div style="text-align: center;">OR</div> I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.
<div style="text-align: center;">OR</div> I am married, the sale or exchange is of the entire residence for \$500,000 or less, and
(a) I intend to file a joint return for the year of the sale or exchange,
(b) My spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and
(c) My spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence. |

Escrow number: **01828367-825-ES5**

☐ ☐ (5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True False N/A

☐ ☐ ☐ (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III. Seller Certification

UNDER PENALTY OF PERJURY, I certify that all the above information is true and accurate account of this real estate transaction identified as of the end of the day of the recording of the sale or exchange.

Tyler J. Carver

Date

Forwarding Address:

Note: THE SIGNATURE OF SPOUSE IS REQUIRED ON A SEPARATE FORM

Lawyers Title of Arizona, Inc.

Proceeds from Real Estate Transactions as required by the Internal Revenue Service

*You are required by law to provide **Lawyers Title of Arizona, Inc.** with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.*

Lawyers Title of Arizona, Inc.
510 S. Greenfield Road
Mesa, AZ 85206

Maricopa County

Substitute Form 1099-S (FNF Solicitation Form)

This is important tax information and is being furnished to the Internal Revenue Service, as required by section 1521 of the Tax Reform Act of 1986. If you are required to file a return, a negligence penalty or other sanction will be imposed if this income is taxable and the IRS determines that it has not been reported.

Escrow No.: 01828367-825-ES5

Date of closing:

PROPERTY ADDRESS OR LEGAL DESCRIPTION

6042 E. Ingram St., Mesa, AZ 85205
Assessors Parcel Number (APN) - 141-84-110

PROCEEDS FOR THIS SALE WENT TO: (MULTIPLE SELLERS - Use one form for each seller. Treat husband and wife as one seller (filing joint tax returns) unless requested otherwise, then separate forms must be used.)

1. _____
Sellers Name (First, MI, Last OR Entity Name)
2. _____
Spouse or Personal Representative

Federal Tax ID# for this seller

(List only the Tax ID# for the seller listed on Line 1, spouse Tax ID# not required. Executor/Trustee should not list their name as the seller unless they are going to report the proceeds on their personal income tax return. **Disregarded entities should provide the name and Tax ID# of the responsible person/entity.**)

TOTAL CONSIDERATION

\$ _____ Total Consideration
% Percentage of ownership for this seller
\$ _____ GROSS Allocated Proceeds
(Total consideration multiplied by percentage of ownership)

☐ Exchange (If checked)

\$ _____ Tax Credit to Seller (Real property tax credits to contained in the 400 series of the HUD-1 or comparable closing statement form).

MAILING ADDRESS:

address

☐ Check here if the
is outside of the U.S.A.

Under penalties of perjury, I certify that I am a U.S. person or U.S. resident alien and the number shown on this statement is my correct taxpayer identification number

Transferors Signature

Date

Spouse

Date