

SEARCH PARAMETERS

PARCEL: 302-17-381A

✓ PARCEL: 302-17-381A 9

<b>OWNER:</b>	MCLEAN TONY B/ANGELA A	AFFIDAVIT	<b>INSTRUMENT</b>	2014 21491	<b>REC DATE</b>	05/13/2014
<b>MAIL:</b>	8893 S CALLE DEL MEDIA MOHAVE VALLEY AZ 86440					

**LEGAL:** JUNIPERWOOD RANCH UNIT 12 LS 5/28 A REC PCL PTN PCL 28 BEING THE NE4SW4NW4 SEC 30-21-3W CONT 10.0AC

CURRENT TAXES INFORMATION THROUGH 08/30/2019

	LAND	IMPR	EXEMPT	RATE	AREA	SPECIAL DISTRICTS
PRIMARY	1,354	0	0	12.5007	3100	11900 14900 15001 30001
SECONDARY	1,204	151	0	.7300		
<b>2018 TOTAL TAX BILLED</b>				<b>179.28</b>		

	TAX AMT	TAX DUE	INTEREST	DATE PAID	TOTAL DUE
2018 FIRST HALF	89.64	0.00	0.00	10/22/2018	0.00
2018 SECOND HALF	89.64	0.00	0.00	10/22/2018	0.00
<b>TOTAL CURRENT TAXES DUE 09/19</b>			0.00		
		<b>10/19</b>	0.00		

IMPROVEMENTS

<b>MOBILE HOME YARD IMPROVEMENTS</b>		<b>PHYSICAL CONDITION</b>	ABOVE AVERAGE
<b>BLDG SQFT</b>	1	<b>FULL CASH VALUE</b>	9,029
<b>YEAR BUILT</b>	2006	<b>LAND USE</b>	08 13
<b>NUMBER OF STORIES</b>	1.0	<b>LOT SIZE</b>	10.000 ACRES
<b>STORIES HEIGHT</b>	1	<b>SCHOOL DISTRICT</b>	3100
<b>EXTERIOR WALLS</b>		<b>LAND FULL CASH VALUE</b>	8,024
<b>GRADE MATERIALS</b>		<b>IMPR FULL CASH VALUE</b>	1,005

SALES

SALE DATE	SALE AMOUNT	INSTRUMENT TYPE	SELLER NAME	VALIDITY
05/13/2014	17,000	2014 21491 WD	ERCEG JOHN/DIANN	
12/13/2011	31,000	4850 501 SW	FEDERAL HOME LOAN MORTGAGE	
03/31/2006	24,000	4380 390 WD	BEEDE DOUGLAS D	

ADDITIONAL PROPERTY INFORMATION

STANDARD LAND USE: MOBILE HOME LOT

END SEARCH

Doc Code: AOAF Page 1 of 2	Doc Id: 4086628
eRecorded in Yavapai County, AZ	BK 4461 / PG 344
Ana Wayman-Trujillo, Recorder	12/07/2006 09:31 A
SECURITY TITLE AGENCY	Rec Fee: 13.00

AFTER RECORDING RETURN TO:

Wallick & Volk  
 222 E. 18th St.  
 Cheyenne, WY 82001  
 Attn: Mara Rayner

65-09525 THIS AREA RESERVED FOR COUNTY RECORDER

**AFFIDAVIT OF AFFIXTURE**  
**SEE INSTRUCTIONS ON REVERSE BEFORE COMPLETING**

The legal description of the real property located in Yavapai County, Arizona, to which the mobile home has been affixed is: See attached legal

Assessor's Parcel #: Book 302 Map 17 Parcel 381A

**PROPERTY TAXATION SECTION**

The mobile home has \_\_\_\_\_ has not XXX been previously assessed or taxed in Arizona as personal property.

If previously assessed and taxed, give the roll number \_\_\_\_\_, name and address of person(s) to whom the last tax statement was sent and the location of the mobile home when last taxed.

Name \_\_\_\_\_ Location \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Print Complete Name (Seller) \_\_\_\_\_ Thomas J. McCoy  
 Print Complete Name (Buyer or Owner)

Current Address \_\_\_\_\_ 6615 Darwell Ave. #B Bell Gardens, CA 90201  
 Current Address

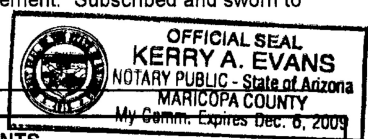
Signature \_\_\_\_\_ [Signature]  
 Signature

Signature \_\_\_\_\_  
 Signature

The affiant (owner only) does hereby swear (or affirm) that the foregoing is a true and correct statement. Subscribed and sworn to

before me this 10 day of August, ~~199~~ 2006

Kerry A. Evans My commission expires: \_\_\_\_\_  
 Notary Public



**ADOT RECEIPT FOR SURRENDERED MOBILE HOME DOCUMENTS**

Year 2007 Make Cayco Manufacturer Cayco

List Price \$ 63,458.00 154K32 Size 60X32

Vin Number CAVAZI206-10898X  
 Vin Number CAVAZI206-10898U  
 Vin Number \_\_\_\_\_  
 Vin Number \_\_\_\_\_

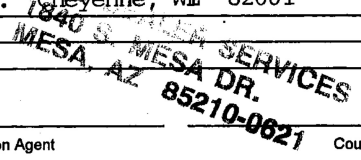
MSO Number(s)	Title Number(s)	Film Number(s)
<u>20204</u>	_____	_____
<u>20204</u>	_____	_____

June 12, 2006  
 Dates Documents Issued

Lienholder Name Wallick & Volk Loan #0000638726  
 Lienholder Address 222 E. 18th St. Cheyenne, WY 82001

Lienholder Name \_\_\_\_\_  
 Lienholder Address \_\_\_\_\_

Received by: [Signature] Date: 12/1/06  
 ADOT/Motor Vehicle Division Agent \_\_\_\_\_ County \_\_\_\_\_



DOR 82528 (7/98)

Doc Code: AOAF Page 2 of 2	Doc Id: 4086628
eRecorded in Yavapai County, AZ	BK 4461 / PG 344
Ana Wayman-Trujillo, Recorder	12/07/2006 09:31 A
SECURITY TITLE AGENCY	Rec Fee: 13.00

**"EXHIBIT A"**  
**LEGAL DESCRIPTION**

All that portion of Parcel 28 of ARIZONA'S JUNIPERWOOD RANCH UNIT 12, according to the Result of Survey recorded in Book 5 of Land Surveys, page 28 records of Yavapai County, Arizona, lying within Section 30, Township 21, North, Range 3 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 28 of said Unit 12;

Thence along the East line of said Parcel 28, South 00 degrees 27 minutes 23 seconds East, a distance of 653.32 feet;

Thence South 89 degrees 57 minutes 08 seconds West, a distance of 664.45 feet;

Thence North 00 degrees 17 minutes 54 seconds West, a distance of 659.19 feet to a point on the North line of said Parcel 28;

Thence along the said North line, South 89 degrees 32 minutes 21 seconds East, a distance of 662.72 feet to the POINT OF BEGINNING.

EXCEPT the water holes as conveyed in Deed recorded in Book 1057 of Official Records, pages 404 to 310 records of Yavapai County, Arizona.

EXCEPT a non-exclusive right of way and easement for ingress and egress, roadway and public utility purposes on, over and across all easements shown on the recorded Result of Survey as set forth hereinabove, which non-exclusive right of way and easement for roadway and public utility purposes shall be appurtenant to all lands formerly, presently or hereafter owned by the grantor in Townships 19, 20, 21 and 22 North, Ranges 1, 2 3 and 4 West of the Gila and Salt River Base and Meridian, Yavapai and Coconino Counties, State of Arizona, and shall run with the title to such land formerly, presently or hereafter owned by the Grantor, or any portion thereof.

EXCEPT an undivided 50% interest in and to all minerals of every kind and character, but not limited to gas, oil and other hydrocarbon substances, uranium and all other fissionable materials and rights.

EXCEPT all range use and grazing rights, with the right to use and possession of said Parcel for pasturage and grazing purposes, untill the grantee, his heirs or assigns shall enclose all of said Parcel by erecting a good and substantial fence along the inside lines of the roadway and public utility easement above described.

2014-0021491 WD  
eRecorded in Yavapai County, AZ Page 1 of 3  
Leslie M. Hoffman Recorder 05/13/2014 01:15:14 PM  
YAVAPAI TITLE AGENCY - PRESCOTT MAIN Fees: \$11.00

at the request of Yavapai Title Agency, Inc.  
When recorded mail to

08017948-KTM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 302-17-381A

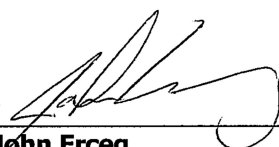
### WARRANTY DEED

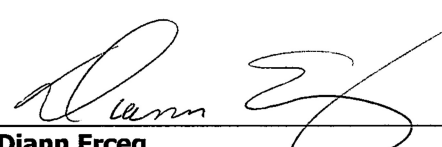
For the consideration of Ten Dollars, and other valuable consideration, I or we,  
John Erceg and Diann Erceg, Husband and Wife, as Community Property with Right of Survivorship  
do/does hereby convey to  
Tony B. McLean and Angela A. McLean, Husband and Wife, as Community Property with Right of  
Survivorship  
the following real property situated in Yavapai County, Arizona:  
See Exhibit A attached hereto and made a part hereof.

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

The Grantor warrants the title against all persons whomsoever.

DATED: May 7, 2014

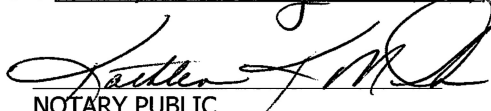
  
\_\_\_\_\_  
John Erceg

  
\_\_\_\_\_  
Diann Erceg

State of Arizona        }  
                                  } ss.  
County of Yavapai     }

The foregoing instrument was acknowledged before me this 7 day of May, 2014 by  
John Erceg and Diann Erceg.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 6-24-15

2Warranty Deed - Escrow No. 08017948

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05/13/2014 01:15:14 PM Page 2 of 3

08017948-830-KTM

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
(Deed)**

Tony B. McLean and Angela A. McLean, Husband and Wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

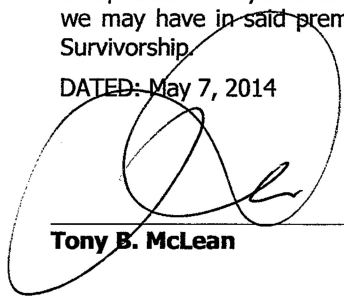
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated May 7, 2014 and executed by John Erceg and Diann Erceg, Husband and Wife, as Community Property with Right of Survivorship, as Grantors, to Tony B. McLean and Angela A. McLean, Husband and Wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

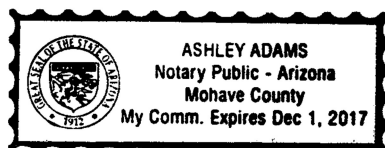
DATED: May 7, 2014

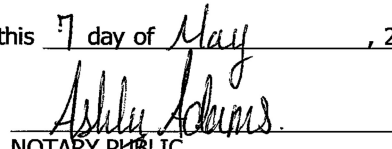
  
\_\_\_\_\_  
**Tony B. McLean**

  
\_\_\_\_\_  
**Angela A. McLean**

State of Arizona }  
                          } ss.  
County of Yavapai }

The foregoing instrument was acknowledged before me this 7 day of May, 2014, by Tony B. McLean and Angela A. McLean.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 12-1-17

2014-0021491 WD  
05/13/2014 01:15:14 PM Page 3 of 3

Exhibit A

All That Portion of Parcel 28, ARIZONA'S JUNIPERWOOD RANCH, UNIT 12, according to the Result of Survey recorded in Book 5 of Land Surveys, page 28, Yavapai County, Arizona, lying within Section 30, Township 21 North, Range 3 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 28 of said Unit 12;

Thence along the East line of said Parcel 28, South 00°27'23" East, a distance of 653.32 feet;

Thence South 89°57'08" West, a distance of 664.45 feet;

Thence north 00°17'54" West, a distance of 659.19 feet to a point on the North line of said Parcel 28;

Thence along said North line, South 89°32'21" East, a distance of 662.72 feet to the TRUE POINT OF BEGINNING.

EXCEPTING the water holes as conveyed by Deed recorded on February 8, 1977 in Book 1057 of Official Records, pages 404 to 410, Yavapai County, Arizona.

AND EXCEPTING a non-exclusive right of way and easement for ingress and egress, for roadway and public utility purposes on, over, along and across all easements shown on the recorded Result of Survey as set forth hereinabove, which non-exclusive right of way and easement for roadway and public utility purposes shall be appurtenant to all lands formerly, presently or hereafter owned by Grantor in Townships 19, 20, 21 and 22 North, Ranges 1, 2, 3 and 4 West of the Gila and Salt River Base and Meridian, Yavapai and Coconino Counties, State of Arizona, and shall run with the title to such land formerly, presently or hereafter owned by Grantor, or any part or portion thereof.

AND EXCEPTING an undivided fifty percent (50%) interest in and to all minerals of every kind and character, inclusive of, but not limited to gas, oil, and other hydrocarbon substances, uranium, and any and all other fissionable materials and rights.

AND EXCEPTING all range use and grazing rights, with the right to use and possession of said parcel for pasturage and grazing purposes, until the Grantee, his heirs or assigns shall enclose all of said Parcel by erecting a good and substantial fence along the inside lines of the roadway and public utility easement above described.

2Warranty Deed - Escrow No. 08017948