

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-43-150 7 - SPLIT
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

JB'S LLC,
6635 West Happy Valley Rd Suite A104-#613
Glendale, AZ 85310

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

Nilesh Shah
5297 West Angela Drive
Glendale, AZ 85308

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

49xx S Winterburg Road
Tonopah, AZ 85354

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

Nilesh Shah
5297 West Angela Drive
Glendale, AZ 85308

(b) Next tax payment due 10/24

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☒ Vacant land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
d. ☐ 2-4 Plex i. ☐ Other Use; Specify: _____
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" and "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.

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

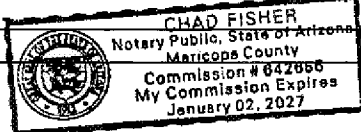
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5 day of March 20 24

Notary Public

Notary Expiration Date 1/2/27

DOR FORM 82162 (04/2014)



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: \$ 160,000.00 00

11. DATE OF SALE (Numeric Digits): 2 / 2 / 4 Month/Year

12. DOWN PAYMENT \$ 16,000.00 00

13. METHOD OF FINANCING:

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

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:

\$ 0.00 00 AND

briefly describe the Personal Property: _____

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

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):

Nilesh Shah
5297 West Angela Drive
Glendale, AZ 85308

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit A attached

Signature of Buyer / Agent

State of Arizona, County of Maricopa

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

Notary Public

Notary Expiration Date _____

Signed in County of _____

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

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Glendale, AZ 85310

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

NNS Investments 3, LLC
5297 West Angela Drive
Glendale, AZ 85308

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

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Glendale, AZ 85308

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6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

Unofficial Document

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Signed in counterpart

Signature of Seller / Agent

State of Arizona , County of Maricopa

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

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NNS Investments 3, LLC
5297 West Angela Drive
Glendale, AZ 85308

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit A attached

Signature of Buyer / Agent

State of Arizona , County of Maricopa

Subscribed and sworn to before me on this 4 day of March 20 24

Notary Public

Notary Expiration Date



DIANE TORRES
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 612478
 Expires July 24, 2025

EXHIBIT "A"

The East 1056.00 feet of the North Half of the South Half of the Northeast Quarter of Section 28,
Township 1 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.