Pioneer Title Agency, Inc.
Commitment to Service
812 E Ash Street P.O. Box 1293, Globe, AZ 85502
Phone: (928) 425-7119 • Fax: (866) 748-8518

February 13, 2014

GILA COUNTY, a Body Politic
1400 E ASH ST
GLOBE, AZ 85501

Escrow No. 04220003-PSV
Re: CARRANZA/GILA COUNTY
5709 S RUSSELL RD
GLOBE, AZ 85501

In connection with your escrow, the following documents are enclosed. Please review them carefully. **If they meet with your approval, please sign them in exactly the same manner in which they have been drawn and have your signatures acknowledged by a Notary Public on those documents where it is required.**
Please return documents at your earliest convenience.

FOR SIGNATURE ONLY:
☑ Members Authorization to Sign
☑ Pre-Audit Closing Statement
☑ Escrow Instructions
☑ Waiver of Hazard Insurance
☑ Receipt for Commitment
☑ Copy of Warranty Deed being submitted to Seller to execute

NECESSARY TO CLOSE:
☑ Certified Copy of Resolution of the Board of Supervisors –(a copy of the minutes of the meeting where purchase is approved, would also be sufficient)
☑ Upon receipt of the properly executed documents, together with a cashier's check made payable to Pioneer Title Agency, Inc. or wired funds in the amount of $77,747.86, we will be in a position to proceed with the close of your escrow. Your prompt attention is therefore appreciated. (Wiring information is enclosed.)

Please contact the undersigned with any questions or concerns.

Sincerely,

Peggy Valencia
Escrow Officer

To Pioneer Title Agency:

Escrow No. **04220003**

Date: _____

This is to certify that the Board of Supervisors of GILA COUNTY, a Body Politic, herein authorizes **MICHAEL A. PASTOR**, as Chairman of the Board of Supervisors, to execute and deliver any and all instructions, including, but not limited to the Escrow Instructions and all other instruments in connection with the property in the above referenced Escrow.

Members of the Board of Supervisors:

_____	_____
Michael A. Pastor, Chairman	Tommie C. Martin, Vice Chair
_____	_____
John D. Marcanti, Member	

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SETTLEMENT STATEMENT

Pioneer Title Agency, Inc.
812 E Ash Street
P.O. Box 1293
Globe, AZ 85502

PRE-AUDIT figures are subject to change

B. TYPE OF LOAN — OMB No. 2502-0265

1. ☐ FHA 2. ☐ FMHA 3. ☐ CONV. UNINS.
4. ☐ VA 5. ☐ CONV. INS.

6. ESCROW FILE NUMBER: 04220003-007 PSV
7. LOAN NUMBER:
8. MORTGAGE INSURANCE CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. *Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. NAME OF BORROWER: GILA COUNTY, a Body Politic

ADDRESS OF BORROWER: 1400 E ASH ST
GLOBE, AZ 85501

E. NAME OF SELLER: ENRIQUE CARRANZA and MARIA CARRANZA

ADDRESS OF SELLER: 4233 E VILLA MARIA CIRCLE
PHOENIX, AZ 85032

F. NAME OF LENDER:
ADDRESS OF LENDER:

G. PROPERTY LOCATION: 5709 S RUSSELL RD,
GLOBE, AZ 85501
GILA 207-07-053
PT OF LOT 30; FAIRMONT ACRES

H. SETTLEMENT AGENT: Pioneer Title Agency, Inc.
PLACE OF SETTLEMENT: 812 E Ash Street, P.O. Box 1293, Globe, AZ 85502

I. SETTLEMENT DATE: 03/07/2014 PRORATION DATE: 03/07/2014 FUNDING DATE:
DISBURSE DATE

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. Gross Amount Due From Borrower:		**400. Gross Amount Due To Seller:**	
101. Contract Sales Price	77,000.00	401. Contract Sales Price	77,000.00
103. Settlement charges to Borrower (line 1400)	911.00	403.	
120. Gross Amount Due from borrower:	77,911.00	420. Gross Amount Due to Seller	77,000.00
200. Amounts Paid by or in behalf of Borrower:		**500. Reductions In Amount Due To Seller:**	
202.		502. Settlement charges to Seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
211. County Taxes 01/01/14-03/07/14	163.14	511. County Taxes 01/01/14-03/07/14	163.14
220. Total Paid By/For Borrower	163.14	520. Total Reductions In Amount Due Seller	163.14
300. Cash at Settlement from/to Borrower:		**600. Cash at Settlement to/from Seller:**	
301. Gross amount due from Borrower (line 120)	77,911.00	601. Gross amount due to Seller (line 420)	77,000.00
302. Less amount paid by/for Borrower (line 220)	163.14	602. Less reductions in amount due Seller (line 520)	163.14
303. Cash FROM Borrower:	77,747.86	603. Cash TO Seller:	76,836.86

INITIALS: _____ _____

L. SETTLEMENT CHARGES:

	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Broker's Commission:		
700. Total Sales/Broker's Commission:		
Based on Price $ 77,000.00 @ % = 0.00		
Division of Commission (line 700) follows:		
701.		
702.		
703. Commission paid at settlement		
704.		
705.		
706.		
707.		
708.		
800. Items Payable In Connection With Loan:		
900. Items Required By Lender To Be Paid In Advance:		
1000. Reserves Deposited With Lender:		
1002. Mortgage Insurance		
1100. Title Charges:		
1101. Settlement or closing fee to Pioneer Title Agency, Inc.	325.00	
1109. Lender's coverage $ 0.00		
1110. Owner's coverage $ 77,000.00	561.00	
1200. Government Recording and Transfer Charges:		
1201. Recording Fees: Deed $ 25.00 Mortgage $ Release $	25.00	
1300. Additional Settlement Charges:		
1303. Full Year 2013 Taxes to GILA COUNTY TREASURER *(Seller $889.84 POC)*		
1400. Total Settlement Charges (Enter on line 103,Section J -and- line 502, Section K)	911.00	0.00

INITIALS: _____ _____

ESCROW FILE NUMBER: 04220003-007 PSV

OMB No. 2502-0265

Payoff Addendum

BREAKDOWN OF PAYOFF ON HUD line 504

Payoff to: PIONEER TITLE ACCOUNT SERVICIN
ACCOUNT 0000406310
PO BOX 1900
SIERRA VISTA , AZ 85636

Loan #: 0000406310

Description	Amount
Principal Balance	0.00
Interest	0.00
Total Payoff	0.00

Total as shown on HUD line #504. **0.00**

ESCROW FILE NUMBER: 04220003-007 PSV

OMB No. 2502-0265

HUD-1 Settlement Statement Certification

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers Signatures:

GILA COUNTY, a Body Politic

MICHAEL A. PASTOR, CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

Marian Sheppard, Clerk of the Board

APPROVED AS TO FORM:

Bryan B. Chambers, Deputy Attorney Principal for Bradley D. Beauchamp, County Attorney

Sellers Signatures:

ENRIQUE CARRANZA

MARIA CARRANZA

Settlement Agent:

Pioneer Title Agency, Inc.

Date:

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Pioneer Title Agency, Inc.
Commitment to Service

ADDENDUM TO SETTLEMENT STATEMENT (HUD-1)

04220003-PSV

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers:

GILA COUNTY, a Body Politic

_____
MICHAEL A. PASTOR, CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

_____
Marian Sheppard, Clerk of the Board

APPROVED AS TO FORM:

_____
Bryan B. Chambers, Deputy Attorney Principal for Bradley D. Beauchamp, County Attorney

Sellers:

_____ _____
ENRIQUE CARRANZA **MARIA CARRANZA**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

_____ _____
Peggy Valencia, Settlement Agent Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ESCROW INSTRUCTIONS TO: **Pioneer Title Agency, Inc.**

812 E Ash Street
Globe, AZ 85502
(928) 425-7119

Escrow No: 04220003-PSV Date: February 13, 2014 Escrow Officer: Peggy Valencia

ENRIQUE CARRANZA and MARIA CARRANZA, HUSBAND AND WIFE

(herein called Seller) whose address is 4233 E VILLA MARIA CIRCLE, PHOENIX, AZ 85032 Phone (602) 578-7004

GILA COUNTY, a Body Politic

(herein called Buyer) whose address is 1400 E ASH ST, GLOBE, AZ 85501 Phone 928-402-8753
hereby employ Pioneer Title Agency, Inc. to act as Escrow Agent in connection with a sale of the following described property situated in GILA County, Arizona, by Seller to Buyer upon the following terms and conditions, which shall be complied with by said parties on or before March 7, 2014 ("Close of Escrow"), except as otherwise specified herein.

THE SURFACE AND GROUND TO A DEPTH OF 300 FEET IMMEDIATELY BENEATH THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY:

That portion of Lot 30, FAIRMONT ACREAGE, according to Map No. 45, records of Gila County, Arizona, more particularly described as follows:

BEGINNING at a point from where the Southwest corner of said Lot 30 bears South 00°06' West 126.00 feet;
THENCE North 00°06' East 100 feet;
THENCE South 83°00' East 96.50 feet to a point;
THENCE South 18°10'30" West 100.00 feet;
THENCE North 83°38' West 65.0 feet to the POINT OF BEGINNING.

which Seller represents to be: **5709 S RUSSELL RD, GLOBE, AZ 85501**, Tax Parcel No. **207-07-053**

SALES PRICE to be paid by Buyer which is represented by:	$77,000.00	***Items Marked With "X" Are The Obligations Each Party Will Pay.***	SELLER	BUYER
EARNEST MONEY TO BE DEPOSITED IN ESCROW	$0.00	TAXES 2013 And Prior	XX	
		2014 And Future		XX
		Prorate To **Close of Escrow**		
CASH PAYMENT TO BE DEPOSITED IN ESCROW on or before close of escrow		RECORDING FEES:		
		Deed		XX*
BALANCE OF	$77,000.00	Agreement		
		Release of Encumbrance		
		Affidavit of Value		
		Other:		
		ESCROW FEES		XX*
		OWNER'S TITLE INSURANCE POLICY		XX*

SEE PAGE 2 FOR BUYER AND SELLER ADDITIONAL SALE TERMS AND CONDITIONS, IF ANY, FOLLOWED BY TERMS AND CONDITIONS OF ESCROW.

These Escrow Instructions contain Buyer and Seller Additional Sale Terms and Conditions, if applicable, along with 32 paragraphs of Terms and Conditions of Escrow, exclusive of any addenda, supplements or attachments. Please ensure that you have received and read all paragraphs of these Escrow Instructions, as well as any addenda, supplements or attachments.

**Buyer herein limits the closing costs to $1,000.00, thereafter Seller responsible.*

BUYER AND SELLER ADDITIONAL SALE TERMS AND CONDITIONS

Seller and Buyer agree as follows:

It is understood and agreed that the within described property is being sold and purchased in "AS IS" condition, no warranties expressed or implied, a matter for which the Escrow Agent need not be concerned.

Pioneer Title Agency has been informed by Seller that the property being sold in this escrow facilitates a cesspool. Buyer is aware that subject property is **NOT** serviced by a standard septic system. Buyer has been advised to consult a licensed engineer regarding cost, feasibility and availability of alternate waste disposal systems. Buyer herein relieves Pioneer Title Agency and Escrow Agent of any liability in regard to same.

All parties acknowledge that Escrow Agent makes no representations either orally or through these written Escrow Instructions as to the legal effect of the described transaction contained herein under all applicable laws, including, but not limited to, tax law, contract law or principals of law affecting the rights and responsibilities of the parties hereto. By execution of these instructions, all parties acknowledge they have been given sufficient opportunities to have these instructions reviewed by professional, legal and tax advisors of their choice and have satisfied themselves as to the legal and tax effects, consequences and risks that may be imposed by this transaction.

TERMS AND CONDITIONS OF ESCROW

Seller and Buyer further agree as follows:

DEPOSIT/DISBURSAL OF DOCUMENTS AND FUNDS:

1. Deposit of Documents and Funds.

(a) They will deposit with Escrow Agent the necessary documents and funds to complete this transaction. Except for the earnest money deposit, all funds required hereunder shall be deposited into escrow prior to closing in the form of a cashier's check or wired funds. All foreign funds must be wire transferred in the form of U.S. Dollars.

(b) All monies deposited with Escrow Agent in connection with this escrow will be deposited into one or more non-interest bearing escrow trust accounts of Escrow Agent with a financial institution (the "Funds Depository") whose deposits are covered by FDIC or FSLIC insurance. The parties acknowledge that funds so deposited are insured only to the limit provided by the FDIC/FSLIC and therefore release Escrow Agent from any liability for loss which may result from a lack of insurance as guaranteed by the current coverage of FDIC or FSLIC. The parties may request that any funds they deposit be placed in an interest-bearing account in accordance with instructions and fees as set forth in their Escrow Deposit Receipt.

2. Disbursement of Funds. Escrow Agent is authorized to pay, from funds deposited and held for said purpose, all amounts necessary to procure the documents and pay the charges and obligations necessary to consummate this transaction. The balance of the proceeds, if any, is to be paid to Seller(s) as their interest(s) may appear. Escrow Agent has no obligation to disburse any funds deposited by check/draft until advised by the bank that the check/draft has been honored. In the event any check/draft given by, or on behalf of, a party is subsequently dishonored, the party receiving the funds agrees to refund any remittance made to that party by Escrow Agent.

3. Completion, Recording and Delivery of Documents.

(a) Escrow Agent is authorized to execute and record on the parties' behalf the Affidavit of Real Property Value using the total consideration for the established value.

(b) Escrow Agent may, in its sole discretion, delete or make unreadable personal identifying information (such as social security or driver's license numbers) contained on documents to be recorded, unless such information is necessary for a document's validity or in order for it to be recorded.

(c) Deed Compliance. Seller authorizes Escrow Agent, if necessary, to change the Buyer's name on the executed deed to match the Buyer's name exactly as shown on the deed of trust provided by Buyer's lender, if applicable.

(d) Seller and Buyer acknowledge that deposit of Buyer's final closing funds into escrow, and Seller's deposit of all documents required for closing, shall constitute authorization to Escrow Agent to close this transaction upon fulfillment of any additional escrow/title requirements. At that time, Escrow Agent shall deliver to the proper person/entity, or file/record in the appropriate public office, all documents required to be delivered, filed or recorded to consummate this transaction.

PRORATIONS AND CHARGES

4. Taxes/Assessments. Unless the parties agree in writing that there shall be no prorations, real property taxes, improvement lien assessments, homeowner's association assessments and irrigation fees, if applicable, are to be prorated based on the latest tax/assessment bill(s) available to Escrow Agent at the close of escrow. All transfer fees will be split equally between Buyer and Seller.

The amount of any assessment or fee that is a lien at close of escrow shall be paid: In full by Seller.

Any assessment or fee that becomes a lien after close of escrow shall be Buyer's responsibility. Escrow Agent is not liable in the event a subsequent tax/assessment bill is different from that used as the basis for the proration. Any adjustment necessary because of a change reflected in a later tax/assessment bill will be settled between the parties outside of escrow. Seller and Buyer agree that all prorations required in this escrow shall be calculated on the basis of a 365 day year unless otherwise instructed.

5. Rents. Any rents are to be prorated based on a rent statement to be provided to Escrow Agent by Seller and approved by Buyer prior to close of escrow. Any security deposits will be charged to Seller and credited to Buyer.

6. Escrow Charges. Except in the case of VA or FHA loans, or as otherwise agreed between the parties, escrow charges will be allocated between Seller and Buyer as follows:

a. To be charged to Buyer: Recording fees for deeds and deeds of trust; courier/express mail charges for documents sent to Buyer or Buyer's lender, mortgage broker, or any other person/ entity pertaining to Buyer; e-mail fees for loan document(s); and wire fees for funds received or disbursed on Buyer's behalf or as directed by Buyer.

b. To be charged to Seller: Recording fees for Affidavits of Disclosure, Affidavits of Property Value, releases and other documents needed to clear title; courier/express mail charges for documents or payments sent to Seller or Seller's lienholders/payees or any other person/entity pertaining to Seller; reconveyance tracking fees; and wire fees for loan payoffs, Seller's proceeds and any other funds as directed by Seller.

c. Other fees or charges: Allocated to Seller and/or Buyer according to which party incurred the particular fee or charge.

d. In the case of a VA or FHA loan, charges will be allocated according to VA or FHA requirements.

7. Unclaimed Funds Charges.

A. Stale Dated Checks: If for any reason a check from Escrow Agent is not cashed within six (6) months from the date of issuance, a $25.00 charge will be assessed by Escrow Agent for re-issuance of the check.

B. Escheat: If for any reason a check from Escrow Agent is not cashed for one year or more, Escrow Agent will deduct a charge of $25.00 per month from the funds as custodian for maintaining the funds in its account until the entire sum of said uncashed check has been exhausted or a claim has been made for the remainder. In the event five (5) years elapses, any unclaimed remainder will be sent to the State of Arizona escheat fund.

C. Funds Held Pending Dispute Resolution: If for any reason funds remain in an escrow after the closing date due to a dispute wherein Escrow Agent has given Seller and Buyer at least thirty (30) days notice that said charge will accrue, Escrow Agent will deduct a monthly charge of $25.00 from those funds as custodian for maintaining the funds in its escrow account. The deductions will occur on a monthly basis until (i) the entire sum in the escrow has been exhausted or (ii) the dispute has been resolved by mutual, written agreement or a final, non-appealable court order, whereupon Escrow Agent will distribute the remainder as directed in the agreement or court order.

PAYOFF/LENDER/INSURANCE REQUIREMENTS

8. Payoff Statements. Escrow Agent is authorized to act upon any statement furnished by a lienholder, payee or collection agent for a lienholder or payee related to the payoff of any lien against, or charge or assessment related to, the property, without liability or responsibility for the accuracy thereof. Any adjustment necessary because of a discrepancy between the statement furnished to Escrow Agent and an amount later determined to be correct shall be settled between the parties outside of escrow.

9. Lender Requirements. If Buyer is obtaining a new loan, Escrow Agent is authorized to furnish a copy of the Settlement Statement and any other information which may be required to Buyer's proposed lender in order to induce said lender to furnish the loan required to complete this transaction.

10. Homeowner/Fire/Hazard ("Homeowner's") Insurance will be provided as follows:

☑ Cash transaction: Buyer will obtain insurance direct and outside of escrow. Seller and Buyer relieve Escrow Agent of any liability in the event Buyer chooses not to obtain insurance.

TITLE AND ESCROW

11. Escrow Instructions. Escrow Agent shall have no responsibility in connection with these Escrow Instructions until such time as they have been executed by Seller and Buyer and deposited with Escrow Agent. Escrow Agent shall not be bound by,

nor be obligated to act upon, any instruction, demand or notice not in writing and signed by the party delivering such instruction, demand or notice.

12. Indemnification/Hold Harmless. Seller and Buyer relieve Escrow Agent of any liability for any errors or omissions by the Seller or Buyer as to statements furnished hereunder, representations made and/or the condition of the property. Seller and Buyer further agree to indemnify and hold harmless Escrow Agent against all costs, damages, attorneys fees, expenses and liabilities which it may incur or sustain arising out of or in connection with this transaction or these Escrow Instructions, unless the same has been caused by the negligence or willful misconduct of Escrow Agent.

13. Title. Seller shall convey title by general warranty deed. Buyer will take title as determined before close of escrow. As the manner of taking title may have significant legal, estate planning and tax consequences, Buyer may wish to obtain legal and/or tax advice prior to making this determination.

14. Title Insurance. Unless otherwise specified in writing by the parties Buyer shall be provided, an ALTA Homeowner's Title Policy or, if not available, an ALTA Residential Title Insurance Policy or, if not available, a Standard Coverage form of title insurance policy. The title insurance provided for herein shall be subject to the conditions of, and evidenced by the commitment for, title insurance issued by the underwriter. Buyer should examine the commitment carefully for coverages provided and make its own investigation of matters related to the real property if not covered therein and considered material to Buyer.

CANCELLATION/RESIGNATION/DISPUTES

15. Resignation. At any time and in its sole discretion, Escrow Agent can resign as escrow agent by sending written notice to Seller and Buyer. Unless otherwise specified in writing by the parties, all money and documents held by Escrow Agent will be returned to the party who delivered them into escrow, less any applicable charges, without further liability.

16. Conflicting Demands. In the event conflicting demands are made upon Escrow Agent concerning these instructions or this escrow, Escrow Agent is authorized to hold any money and documents deposited hereunder until it receives mutual, written instructions or a final, non-appealable court order determining the rights of all parties. Alternatively, Escrow Agent may, at its discretion and at any time, commence a civil action to interplead any conflicting demands to a court of competent jurisdiction. In accordance with the Indemnification/Hold Harmless Paragraph; the parties will pay any expenses, costs and attorneys' fees incurred by Escrow Agent in connection with the interpleader action and any appeal. They therefore authorize and direct Escrow Agent to deduct all such expenses, costs and attorney's fees from any escrowed funds before depositing those funds into court.

17. Cancellation. Unless otherwise specified in writing by the parties, any party who wishes to cancel this escrow because of any material breach by the other party, and who is not in material breach except as occasioned by a material breach by the other party, may cancel this escrow by delivering written notice of cancellation to either the breaching party or the Escrow Agent stating the nature of the breach. Cancellation shall become effective immediately upon delivery of the written notice of cancellation to either the breaching party or Escrow Agent.

18. Release of Earnest Money. Escrow Agent is authorized, in the event of a dispute between Seller and Buyer regarding the earnest money deposited with Escrow Agent, to release the earnest money pursuant to the terms and conditions of these Escrow Instructions. Seller and Buyer specifically authorize Escrow Agent to act in its sole and absolute discretion in the release of the earnest money. Seller and Buyer agree to hold harmless and indemnify Escrow Agent against any claim, action or lawsuit of any kind, and from any loss, judgment or expense, including costs and attorney's fees, arising from or relating in any way to the release of the earnest money.

EXCLUDED MATTERS/PERSONAL PROPERTY

19. Personal Property. The following personal property is to be transferred as part of this transaction: NONE.

Escrow Agent assumes no liability for the transfer of personal property, its physical condition or legal status. Unless otherwise specified by the parties, any personal property is being transferred for no monetary value.

20. Excluded Matters. The following matters will be handled by the parties direct and outside escrow and Escrow Agent shall have no liability or responsibility therefore: possession of the real or personal property; transfer or payment of utilities (including but not limited to electric, gas, telephone, water, sewer or irrigation); collection of cancellation premiums from Seller's homeowners/fire/hazard insurance policy; renewal, procurement, assignability or effectiveness of flood insurance or any other policies of insurance (except as set forth in Paragraph 10); payment of personal property taxes (other than for unaffixed mobile homes); and treatment of wood infestation.

MISCELLANEOUS

21. Real Estate Commissions. The parties represent there are no Broker(s) entitled to commission for this transaction.

22. Binding Contract/Amendments. These Escrow Instructions and any addenda, supplements or amendments thereto form the only binding contract wherein Seller agrees to sell and Buyer agrees to purchase the subject property under the terms

and conditions contained herein. No addenda, supplement or amendment to these Escrow Instructions shall be of any force or effect unless made in writing, signed by the parties and delivered to and accepted by Escrow Agent.

23. Counterpart and Facsimile Signatures. Any documents pertaining to this escrow that are signed in counterpart shall constitute one document, including but not limited to, escrow instructions, supplements, deeds, acceptances, Affidavits of Value and Affidavits of Affixture. Escrow Agent may accept these escrow instructions with facsimile signatures and such instructions shall be considered contractually binding between the parties whether or not the originals are received by Escrow Agent.

24. Settlement Statements. Seller and Buyer understand that a combined Settlement Statement and/or Closing Statement may be provided to each party to facilitate this transaction.

25. Close of Escrow. The day established within which compliance with any requirements must be met shall end at the close of the regularly established public business hours of Escrow Agent for that day; provided, however, that should Escrow Agent or the applicable county recorder be closed on the Close of Escrow date, the requirements may be met on the next day that both are open for business.

STATUTORY DISCLOSURES

26. Purchaser Dwelling Actions. Pursuant to Arizona Revised Statutes ("A.R.S") §12-1363.L, notice is hereby provided to the buyer of a dwelling of the provisions of A.R.S. §§12-1361, 1362 and 1363. These statutory sections set forth the requirements to be met by a buyer prior to bringing an action against the seller of a dwelling arising out of or related to the design, construction, condition or sale of the dwelling. "Dwelling" means a single or multifamily unit designed for residential use and common areas and improvements owned or maintained by an association or its members. "Seller" means any person, firm, partnership, corporation, association or other organization engaged in the business of designing, constructing, or selling dwellings. The complete statutory sections (located in Title 12, Article 14) can be viewed on the Arizona State Legislature's website: www.azleg.gov/ArizonaRevisedStatutes.asp.

27. Closing Protection Letters. Pursuant to A.R.S. §6-841.02.A, if you are a buyer or seller of a residential dwelling and a title insurance policy is to be issued by a title insurer through which Escrow Agent is underwritten, disclosure is hereby made that the title insurer shall offer on request a closing protection letter that provides protection for the loss of escrow monies due to fraud or dishonesty of the escrow agent. A "residential dwelling" is defined as an owner occupied structure or an investment property that is designated for residential use by four or fewer families. (A.R.S. 6-841.02.C).

28. Uninsured Monies. Pursuant to A.R.S. §6-841.03, if you are a buyer or seller of a residential dwelling (as defined in Paragraph 27, Closing Protection Letters, above), disclosure is hereby made that monies deposited in an escrow account are not insured against loss from fraud or theft by the State of Arizona or the Unites States government.

29. Good Funds Law. All parties are aware and understand that Arizona Revised Statutes §6-843 requires that an escrow agent disburse money from an escrow account only if funds are deposited and available for withdrawal. Availability of funds is determined as follows:

(i) ELECTRONIC TRANSFERS ("wired funds") are available for disbursement THE SAME DAY AS RECEIVED.

(ii) CASHIER'S CHECKS, CERTIFIED CHECKS, OFFICIAL CHECKS AND TELLER'S CHECKS are available for disbursement THE SAME DAY AS DEPOSITED.

In order to avoid delays of two days or more, please use the above methods of payment whenever possible.

30. Arizona's Notary Laws. Under Arizona law, "satisfactory evidence of identity" for purposes of a notary's acknowledging signatures or performing jurats includes, but is not limited to: (i) a driver's license issued by a state or territory of the U.S.; (ii) a U.S. passport , (iii) an identification card issued by any branch of the U.S. armed forces; or (iv) an identification card issued by the U.S., or a state or tribal, government containing the individual's photograph, signature and physical description. For purposes of a real estate conveyance or financing, such evidence may also include (i) a passport issued by a foreign government if accompanied by a visa or other documentation issued by the U.S. government to establish the individual's legal presence in the U.S or (ii) identification deemed acceptable by the U.S. Department of Homeland Security to establish the individual's legal presence in the U.S. and any supporting documents required by said Department. All forms of identification must be unexpired. To avoid any delays in closing your transaction, you should determine as soon as possible what form(s) of identification you have. If you do not have one of the forms specified herein, you should apply for and obtain an appropriate form of identification prior to closing.

31. These Escrow Instructions shall be governed by and construed and enforced in accordance with the laws of the State of Arizona. Venue for any action or legal proceeding arising under or in connection with these Escrow Instructions shall be in the appropriate court in the State of Arizona.

32. PROFESSIONAL/LEGAL/TAX REVIEW. Seller and Buyer understand that Escrow Agent's employees are not licensed real estate agents or attorneys and are prohibited from giving legal, real estate or investment advice

32. PROFESSIONAL/LEGAL/TAX REVIEW. Seller and Buyer understand that Escrow Agent's employees are not licensed real estate agents or attorneys and are prohibited from giving legal, real estate or investment advice and will not negotiate the transaction. They further acknowledge that Escrow Agent has made no representations, either orally or through these Escrow Instructions, as to the legal effect of the transaction described herein under any applicable federal or state laws or regulations, including but not limited to tax or contract laws, or laws otherwise affecting the rights and responsibilities of the parties. By executing these instructions, Seller and Buyer acknowledge that they have been given sufficient opportunity to have these instructions reviewed by professional, legal and tax advisors of their choice and have satisfied themselves as to the legal and tax effects, consequences and risks that may be imposed by this transaction.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE MATTERS CONTAINED IN THESE ESCROW INSTRUCTIONS. THEY FURTHER UNDERSTAND THAT ESCROW AGENT IS RELYING UPON THIS ACKNOWLEDGMENT IN CLOSING THE SUBJECT ESCROW.

SELLERS:

_____ _____
ENRIQUE CARRANZA Date

_____ _____
MARIA CARRANZA Date

BUYER:

GILA COUNTY, a Body Politic

_____ _____
MICHAEL A. PASTOR, CHAIRMAN OF THE BOARD OF SUPERVISORS Date

ATTEST:

_____
Marian Sheppard, Clerk of the Board

APPROVED AS TO FORM:

_____
Bryan B. Chambers, Deputy Attorney Principal for Bradley D. Beauchamp, County Attorney

Pioneer Title Agency, Inc.
Commitment to Service

WAIVER OF INSURANCE - CASH TRANSACTION

RE: Escrow No.: **04220003 - PSV**
Seller/Buyer: **CARRANZA/GILA COUNTY**
Property Address: **5709 S RUSSELL RD, GLOBE, AZ 85501**

The undersigned Buyer understand and acknowledges that any fire, casualty or other insurance desired by Buyer is the Buyer's sole responsibility and is not a requirement to close escrow on this cash transaction. It is the Buyer's sole responsibility to change any effective date on any policy obtained by the Buyer, in the event escrow should close earlier than scheduled.

Buyer hereby releases **Pioneer Title Agency, Inc.** from any and all responsibility or liability, present and future with respect to obtaining insurance.

February 13, 2014

GILA COUNTY, a Body Politic

_____ _____
MICHAEL A. PASTOR, Date
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

_____
Marian Sheppard, Clerk of the Board

APPROVED AS TO FORM:

_____
Bryan B. Chambers, Deputy Attorney Principal for Bradley D. Beauchamp, County Attorney

Pioneer Title Agency, Inc.

Commitment to Service

February 13, 2014

Buyer Receipt for Commitment

Pioneer Title Agency, Inc.
812 E Ash Street
P.O. Box 1293
Globe, AZ 85502

RE: Escrow No.: 04220003 - PSV
Seller/Buyer: CARRANZA/GILA COUNTY
Property Address: 5709 S RUSSELL RD, GLOBE, AZ 85501

The undersigned Buyers in the above-referenced escrow do hereby acknowledge receipt and approval of the Commitment for Standard Owners Title Insurance Policy including but not limited to the covenants, conditions and restrictions listed in Section 2 of Schedule B. The exceptions in said commitment are hereby acknowledged to be in conjunction with the property being purchased in the above referenced escrow.

GILA COUNTY, a Body Politic

_____ _____

MICHAEL A. PASTOR, CHAIRMAN OF THE BOARD OF SUPERVISORS Date

ATTEST:

_____

Marian Sheppard, Clerk of the Board

APPROVED AS TO FORM:

_____

Bryan B. Chambers, Deputy Attorney
Principal for Bradley D. Beauchamp,
County Attorney

at the request of Pioneer Title Agency, Inc.

When recorded mail to
GILA COUNTY, a Body Politic
MARIAN SHEPPARD, BOS
1400 E ASH ST
GLOBE, AZ 85501

04220003-PSV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 207-07-053

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

ENRIQUE CARRANZA and MARIA CARRANZA, HUSBAND AND WIFE do/does hereby convey to

GILA COUNTY, a Body Politic

the following real property situated in GILA County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

NO TRANSFER FEE NECESSARY – EXEMPT PURSUANT TO ARS 11-1134 A 3

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: February 13, 2014

COPY

ENRIQUE CARRANZA

COPY

MARIA CARRANZA

State of Arizona }
} ss.
County of }

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by ENRIQUE CARRANZA and MARIA CARRANZA.

COPY

NOTARY PUBLIC
My commission expires:

Exhibit A

THE SURFACE AND GROUND TO A DEPTH OF 300 FEET IMMEDIATELY BENEATH THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY:

That portion of Lot 30, FAIRMONT ACREAGE, according to Map No. 45, records of Gila County, Arizona, more particularly described as follows:

BEGINNING at a point from where the Southwest corner of said Lot 30 bears South 00°06′ West 126.00 feet;
THENCE North 00°06′ East 100 feet;
THENCE South 83°00′ East 96.50 feet to a point;
THENCE South 18°10′30″ West 100.00 feet;
THENCE North 83°38′ West 65.0 feet to the POINT OF BEGINNING.