

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

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

Pioneer Title Agency, Inc. is pleased to have the opportunity of serving you in connection with the property you are purchasing. Please read the enclosed documents carefully.

Please retain the following items for your records:

- Privacy Policy Statement
- "Good Funds" Law
- Wire Instructions – for use when having funds wired to your escrow account.
- Title Verification

Proper Identification and Wired Funds or a Cashier's check payable to Pioneer Title Agency, Inc. will be required in order to close your escrow. If you fail to bring identification or provide a personal check, this will delay your closing.

We appreciate your confidence and the opportunity to conduct this escrow for you. Should you have any questions, please contact the undersigned.

Sincerely,



Peggy Valencia
Escrow Officer

Peggy.Valencia@PioneerTitleAgency.com

**PLEASE KEEP FOR
YOUR RECORDS**

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Privacy Policy Statement

The Financial Services Modernization Act, known as the Gramm-Leach-Bliley Act, requires us to explain to our customers the ways in which we collect and use customer information.

We are committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with your personal and/or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, Pioneer Title Agency, Inc. has adopted this Privacy Policy to govern the use and handling of your personal information.

Personal Information Collected

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;

Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and

- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We may disclose the above information (excluding information we receive from consumer or other credit reporting agencies) about our customers or former customers to our affiliates or nonaffiliated third parties as permitted by law. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

Links to Other Websites

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with the Privacy Policy Statement. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

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GOOD FUNDS LAW

A.R.S. § 6-843 requires that, as of August 22, 2002, 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) **CASH AND ELECTRONIC TRANSFERS** ("wired funds") are available for **SAME DAY** disbursement.

- (ii) **CASHIER'S CHECKS, CERTIFIED CHECKS, OFFICIAL CHECKS AND TELLER'S CHECKS** are available for **SAME DAY** disbursement.

In order to avoid delays of two to seven days or more, please use wire transfers, cashier's checks, certified checks, official checks or teller's checks whenever possible.

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WIRING INSTRUCTIONS

WHEN WIRING FUNDS INTO PIONEER TITLE AGENCY, INC. ESCROW ACCOUNT, THE FOLLOWING INFORMATION MUST BE INCLUDED:

DATE: February 13, 2014

WIRE FUNDS TO: **NATIONAL BANK OF ARIZONA**
1160 E. FRY BLVD
SIERRA VISTA, AZ 85635

FOR CREDIT TO: **PIONEER TITLE AGENCY, INC.**
ACCOUNT NUMBER 0640001060
(ROUTING #122105320)

FINAL CREDIT: ESCROW NO.: 04220003-007-PSV
FOR THE BENEFIT OF: GILA COUNTY, a Body Politic

PLEASE INCLUDE: SENDING PARTY'S NAME AND ACCOUNT FROM WHICH FUNDS ARE BEING TRANSFERRED.

THANK YOU.

FOREIGN WIRES

Wired funds coming from foreign countries which are to be deposited into your escrow account will require additional time and fees to process. Please be informed that settlement funds must include sufficient funds to cover these fees. You should therefore contact the bank sending your foreign wire, which can advise you on the additional amounts you will need to include in your wired funds in order to cover the corresponding U.S. bank's fee and any other information that may be required.

TITLE VERIFICATION

In connection with your real estate purchase, it is very important that you decide exactly how you will acquire title. Listed below are brief explanations of different ways to take title in Arizona.

The manner in which you take title may have significant legal and tax planning consequences. You should therefore contact your attorney and/or tax consultant on which manner best suits your needs.

The material provided below is for your information only. It is not the intention of Pioneer Title Agency, Inc. to provide legal or tax advice to you on the manner in which to take title.

COMMUNITY PROPERTY (married couples only): Arizona is a community property state. This means that, by statute, all property acquired during marriage is presumed to be community property, except that acquired by gift, descent or devise, or unless another form of ownership is expressly stated. The interest of a deceased spouse passes by will or intestate succession, generally through probate proceedings.

COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP (married couples only): Co-ownership by husband and wife when expressly stated in the vesting document. Upon death of one spouse, title vests in the surviving spouse without the need for probate proceedings. This manner of holding title may have tax advantages that are not available with other manners of ownership.

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP: Co-ownership between individuals in which title to a decedent's interest passes to the surviving joint tenants without the need for probate proceedings. The last surviving joint tenant acquires full title to the property.

TENANTS IN COMMON: Co-ownership between individuals and/or entities who do not have survivorship rights. Each party owns a specific, undivided interest in the property. If fractional interests are stated, they must total 100%. If interests are not stated, equal shares are presumed.

SOLE AND SEPARATE (married individual only): Refers to real property acquired by a spouse prior to marriage or acquired after marriage by gift, descent or devise, or by expressly stated intent. When a married person acquires title as sole and separate property, his/her spouse must execute a disclaimer deed.

SINGLE: Refers to an individual who has never been married.

UNMARRIED: Refers to an individual who has been, but is not currently, married.

TRUST: Title can be vested in individuals or entities acting as trustees pursuant to a written trust agreement.

CORPORATIONS/PARTNERSHIPS/LIMITED LIABILITY COMPANIES: Title to real property can also be vested in entities that are duly formed and in good standing. Such entities include corporations, general partnerships, limited partnerships and limited liability companies.