

RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT

Document updated
February 2011



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1. PROPERTY

- 1a. 1. BUYER: Elini Vilardi, BUYER'S NAME(S)
2. SELLER: _____ or as identified in section 9c
SELLER'S NAME(S)
3. Buyer agrees to buy and Seller agrees to sell the real property with all improvements, fixtures, and appurtenances thereon
4. or incidental thereto, plus the personal property described herein (collectively the "Premises").
- 1b. 5. Premises Address: 10150 N Poquito Valley Assessor's #: 103-01-174
6. City: Prewscott Valley County: YAVAPAI AZ, Zip Code: 86314
7. Legal Description: Portion of Lot 29, Poquito Valley Amended
- 1c. 8. \$ 135,000.00 Full Purchase Price, paid as outlined below
9. \$ 250.00 Earnest money Delivered to escrow upon full acceptance
10. \$ 4,475.00 Balance of Down payment at close of escrow by certified funds
11. \$ 130,275.00 Balance of Purchase price via FHA Loan
12. _____
13. _____
14. _____
- 1d. 15. **Close of Escrow:** Close of Escrow ("COE") shall occur when the deed is recorded at the appropriate county recorder's office. Buyer and Seller shall comply with all terms and conditions of this Contract, execute and deliver to Escrow Company all closing documents, and perform all other acts necessary in sufficient time to allow COE to occur on
16. _____
17. _____
18. November 30, 2011 ("COE Date"). If Escrow Company or recorder's office is closed on COE Date.
MONTH DAY YEAR
19. COE shall occur on the next day that both are open for business.
20. Buyer shall deliver to Escrow Company a cashier's check, wired funds or other immediately available funds to pay any down
21. payment, additional deposits or Buyer's closing costs, and instruct the lender, if applicable, to deliver immediately available funds to
22. Escrow Company, in a sufficient amount and in sufficient time to allow COE to occur on COE Date.
- 1e. 23. **Possession:** Seller shall deliver possession, occupancy, existing keys and/or means to operate all locks, mailbox, security
24. system/alarms, and all common area facilities to Buyer at COE or _____
25. Broker(s) recommend that the parties seek appropriate counsel from insurance, legal, tax, and accounting professionals regarding
26. the risks of pre-possession or post-possession of the Premises.
- 1f. 27. **Addenda Incorporated:** AS IS Additional Clause Assumption and Carryback Buyer Contingency Domestic Water Well
28. H.O.A. Lead-Based Paint Disclosure On-site Wastewater Treatment Facility Short Sale
29. Other: Seller's Disclosure (not an AAR SPDS)
- 1g. 30. **Fixtures and Personal Property:** Seller agrees that all existing fixtures on the Premises, and any existing personal property
31. specified herein, shall be included in this sale, including the following:
32. • free-standing range/oven • light fixtures • draperies and other window coverings
33. • ceiling fans • towel, curtain and drapery rods • shutters and awnings
34. • attached floor coverings • flush-mounted speakers • water-misting systems
35. • window and door screens, sun screens • storm windows and doors • solar systems
36. • garage door openers and controls • attached media antennas/ • mailbox
37. • outdoor landscaping, fountains, and lighting • satellite dishes • central vacuum, hose, and attachments
38. • pellet, wood-burning or gas-log stoves • attached fireplace equipment • built-in appliances
39. • storage sheds • timers

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- 40. If owned by the Seller, the following items also are included in this sale:
- 41. • pool and spa equipment (including any mechanical or other cleaning systems)
- 42. • security and/or fire systems and/or alarms
- 43. • water softeners
- 44. • water purification systems
- 45. Additional existing personal property included in this sale (if checked): refrigerator washer dryer as described:
- 46. Slide in Propane Gas Range and Oven
- 47. _____
- 48. Other: Propane Tank ownership to be determined during inspection period; if
- 49. owned by seller it shall also transfer at closing.
- 50. Additional existing personal property included shall not be considered part of the Premises and shall be transferred with no monetary
- 51. value, and free and clear of all liens or encumbrances
- 52. Fixtures and leased items NOT included: Propane Tank to be determined.
- 53. IF THIS IS AN ALL CASH SALE, GO TO SECTION 3.

2. FINANCING


- 2a. 54. Pre-Qualification: A completed AAR Pre-Qualification Form is is not attached hereto and incorporated herein by reference.
- 2b. 55. Loan Contingency: Buyer's obligation to complete this sale is contingent upon Buyer obtaining loan approval for the loan described
- 56. in the AAR Loan Status Update ("LSU") form without Prior to Document ("PTD") conditions no later than three (3) days prior to the
- 57. COE Date. If Buyer is unable to obtain loan approval without PTD conditions, Buyer shall deliver a notice of the inability to obtain
- 58. loan approval without PTD conditions to Seller or Escrow Company no later than three (3) days prior to the COE Date.
- 2c. 59. Unfulfilled Loan Contingency: This Contract shall be cancelled and Buyer shall be entitled to a return of the earnest money if after
- 60. diligent and good faith effort, Buyer is unable to obtain loan approval without PTD conditions no later than three (3) days prior to the
- 61. COE Date. Buyer acknowledges that prepaid items paid separately from earnest money are not refundable.
- 2d. 62. Interest Rate / Necessary Funds: Buyer agrees that (i) the inability to obtain loan approval due to the failure to lock the interest
- 63. rate and "points" by separate written agreement with the lender during the Inspection Period or (ii) the failure to have the down
- 64. payment or other funds due from Buyer necessary to obtain the loan approval without conditions and close this transaction is not
- 65. an unfulfilled loan contingency.
- 2e. 66. Loan Status Update: Buyer shall deliver to Seller the LSU with at a minimum lines 1-40 completed describing the current status
- 67. of the Buyer's proposed loan within five (5) days after Contract acceptance and instruct lender to provide an updated LSU to
- 68. Broker(s) and Seller upon request.
- 2f. 69. Loan Application: Unless previously completed, during the Inspection Period, Buyer shall (i) complete, sign and deliver to the
- 70. lender a loan application and grant lender permission to access Buyer's Trimerged Residential Credit Report; and (ii) provide
- 71. to lender all initial requested signed disclosures and Initial Requested Documentation listed in the LSU on lines 32-35.
- 2g. 72. Loan Processing During Escrow: Buyer agrees to diligently work to obtain the loan and will promptly provide the lender with all
- 73. additional documentation required. Buyer shall sign all loan documents no later than three (3) days prior to the COE Date.
- 2h. 74. Type of Financing: Conventional FHA VA USDA Assumption Seller Carryback _____
- 75. (If financing is to be other than new financing, see attached addendum.)
- 2i. 76. Loan Costs: All costs of obtaining the loan shall be paid by the Buyer, unless otherwise provided for herein.
- 2j. 77. Seller Concessions (if any): In addition to the other costs Seller has agreed to pay herein. Seller agrees to pay up to _____ %
- 78. of the Purchase Price or \$ 4,500.00 for Buyer's loan costs including pre-pays, impounds and Buyer's title / escrow closing costs.
- 2k. 79. VA Loan Costs: In the event of a VA loan, Seller agrees to pay the escrow fee and up to \$ n/a of loan costs not
- 80. permitted to be paid by the Buyer, in addition to the other costs Seller has agreed to pay herein, including Seller's concessions.
- 2l. 81. Changes: Buyer shall immediately notify Seller of any changes in the loan program, financing terms, or lender described in the
- 82. Pre-Qualification Form if attached hereto or LSU provided within five (5) days after Contract acceptance and shall only make any
- 83. such changes without the prior written consent of Seller if such changes do not adversely affect Buyer's ability to obtain loan
- 84. approval without PTD conditions, increase Seller's closing costs, or delay COE.
- 2m. 85. Appraisal Contingency: Buyer's obligation to complete this sale is contingent upon an appraisal of the Premises acceptable to
- 86. lender for at least the purchase price. If the Premises fails to appraise for the purchase price in any appraisal required by lender,
- 87. Buyer has five (5) days after notice of the appraised value to cancel this Contract and receive a refund of the Earnest Money or the
- 88. appraisal contingency shall be waived.
- 2n. 89. Appraisal Fee(s): Appraisal Fee(s), when required by lender, shall be paid by Buyer Seller Other _____
- 90. Appraisal Fee(s) are are not included in Seller's Concessions, if applicable.

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Residential Resale Real Estate Purchase Contract >>**3. TITLE AND ESCROW**

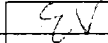
- 3a. 91. **Escrow:** This Contract shall be used as escrow instructions. The Escrow Company employed by the parties to carry out the
92. terms of this Contract shall be:
93. **North American Title**
ESCROW/TITLE COMPANY
94. ADDRESS CITY STATE ZIP
AZ
95. (602) 294-2200
PHONE FAX
- 3b. 96. **Title and Vesting:** Buyer will take title as determined before COE. Taking title may have significant legal, estate planning and tax
97. consequences. Buyer should obtain legal and tax advice.
- 3c. 98. **Title Commitment and Title Insurance:** Escrow Company is hereby instructed to obtain and deliver to Buyer and Seller directly,
99. addressed pursuant to 8f and 9c or as otherwise provided, a Commitment for Title Insurance together with complete and legible copies
100. of all documents that will remain as exceptions to Buyer's policy of Title Insurance ("Title Commitment"), including but not limited to
101. Conditions, Covenants and Restrictions ("CC&Rs"), deed restrictions, and easements. Buyer shall have five (5) days after receipt of the
102. Title Commitment and after receipt of notice of any subsequent exceptions to provide notice to Seller of any items disapproved. Seller
103. shall convey title by warranty deed, subject to existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements
104. and all other matters of record. Buyer shall be provided at Seller's expense an American Land Title Association ("ALTA") Homeowner's
105. Title Insurance Policy, or if not available, an ALTA Residential Title Insurance Policy ("Plain Language"/"1-4 units") or, if not available, a
106. Standard Owner's Title Insurance Policy, showing title vested in Buyer. Buyer may acquire extended coverage at Buyer's own additional
107. expense. If applicable, Buyer shall pay the cost of obtaining the ALTA Lender Title Insurance Policy.
- 3d. 108. **Additional Instructions:** (i) Escrow Company shall promptly furnish notice of pending sale that contains the name and address of the
109. Buyer to any homeowner's association in which the Premises is located. (ii) If the Escrow Company is also acting as the title agency
110. but is not the title insurer issuing the title insurance policy, Escrow Company shall deliver to the Buyer and Seller, upon deposit of
111. funds, a closing protection letter from the title insurer indemnifying the Buyer and Seller for any losses due to fraudulent acts or breach
112. of escrow instructions by the Escrow Company. (iii) All documents necessary to close this transaction shall be executed promptly by
113. Seller and Buyer in the standard form used by Escrow Company. Escrow Company shall modify such documents to the extent
114. necessary to be consistent with this Contract. (iv) Escrow Company fees, unless otherwise stated herein, shall be allocated equally
115. between Seller and Buyer. (v) Escrow Company shall send to all parties and Broker(s) copies of all notices and communications
116. directed to Seller, Buyer and Broker(s). (vi) Escrow Company shall provide Broker(s) access to escrowed materials and information
117. regarding the escrow. (vii) If an Affidavit of Disclosure is provided, Escrow Company shall record the Affidavit at COE.
- 3e. 118. **Tax Prorations:** Real property taxes payable by the Seller shall be prorated to COE based upon the latest tax information available.
- 3f. 119. **Release of Earnest Money:** In the event of a dispute between Buyer and Seller regarding any Earnest Money deposited with
120. Escrow Company, Buyer and Seller authorize Escrow Company to release Earnest Money pursuant to the terms and conditions of
121. this Contract in its sole and absolute discretion. Buyer and Seller agree to hold harmless and indemnify Escrow Company against
122. any claim, action or lawsuit of any kind, and from any loss, judgment, or expense, including costs and attorney fees, arising from or
123. relating in any way to the release of Earnest Money.
- 3g. 124. **Prorations of Assessments and Fees:** All assessments and fees that are not a lien as of the COE, including homeowner's
125. association fees, rents, irrigation fees, and, if assumed, insurance premiums, interest on assessments, interest on encumbrances,
126. and service contracts, shall be prorated as of COE or Other: paid by seller at close of escrow
- 3h. 127. **Assessment Liens:** The amount of any assessment, other than homeowner's association assessments, that is a lien as of the
128. COE, shall be paid in full by Seller prorated and assumed by Buyer. Any assessment that becomes a lien after COE is
129. the Buyer's responsibility.
- 3i. 130. **IRS and FIRPTA Reporting:** Seller agrees to comply with IRS reporting requirements. If applicable, Seller agrees to complete, sign,
131. and deliver to Escrow Company a certificate indicating whether Seller is a foreign person or a non-resident alien pursuant to the
132. Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller acknowledge that if the Seller is a foreign person, the
133. Buyer must withhold a tax equal to 10% of the purchase price, unless an exemption applies.


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4. DISCLOSURE

- 4a. 134 Seller Property Disclosure Statement ("SPDS"): Seller shall deliver a completed AAR Residential SPDS form to the Buyer within 135 five (5) days after Contract acceptance. Buyer shall provide notice of any SPDS items disapproved within the Inspection Period or 136 five (5) days after receipt of the SPDS, whichever is later.
- 4b. 137 Insurance Claims History: Seller shall deliver to Buyer a written five-year insurance claims history regarding Premises (or a claims 138 history for the length of time Seller has owned the Premises if less than five years) from Seller's insurance company or an insurance 139 support organization or consumer reporting agency, or if unavailable from these sources, from Seller, within five (5) days after Contract 140 acceptance. (Seller may obscure any reference to date of birth or social security number from the document). Buyer shall provide 141 notice of any items disapproved within the Inspection Period or five (5) days after receipt of the claims history, whichever is later.
- 4c. 142 Lead-Based Paint Disclosure: If the Premises were built prior to 1978, the Seller shall: (i) notify the Buyer of any known lead-based 143 paint ("LBP") or LBP hazards in the Premises; (ii) provide the Buyer with any LBP risk assessments or inspections of the Premises in 144 the Seller's possession; (iii) provide the Buyer with the Disclosure of Information on Lead-based Paint and Lead-based Paint 145 Hazards, and any report, records, pamphlets, and/or other materials referenced therein, including the pamphlet "Protect Your Family 146 from Lead in Your Home" (collectively "LBP Information"). Buyer shall return a signed copy of the Disclosure of Information on Lead- 147 Based Paint and Lead-Based Paint Hazards to Seller prior to COE.
 - 148 LBP Information was provided prior to Contract acceptance and Buyer acknowledges the opportunity to conduct LBP risk 149 assessments or inspections during Inspection Period.
 - 150 Seller shall provide LBP Information within five (5) days after Contract acceptance. Buyer may within ten (10) days 151 or _____ days after receipt of the LBP Information conduct or obtain a risk assessment or inspection of the Premises for the 152 presence of LBP or LBP hazards ("Assessment Period"). Buyer may within five (5) days after receipt of the LBP Information or five 153 (5) days after expiration of the Assessment Period cancel this Contract.
 - 154 Buyer is further advised to use certified contractors to perform renovation, repair or painting projects that disturb lead-based paint in 155 residential properties built before 1978 and to follow specific work practices to prevent lead contamination.

156 If Premises were constructed prior to 1978. (BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

157 If Premises were constructed in 1978 or later. (BUYER'S INITIALS REQUIRED) EV BUYER EV BUYER

- 4d. 158 Affidavit of Disclosure: If the Premises is located in an unincorporated area of the county, and five or fewer parcels of property 159 other than subdivided property are being transferred, the Seller shall deliver a completed Affidavit of Disclosure in the form required 160 by law to the Buyer within five (5) days after Contract acceptance. Buyer shall provide notice of any Affidavit of Disclosure items 161 disapproved within the Inspection Period or five (5) days after receipt of the Affidavit of Disclosure, whichever is later.
- 4e. 162 Changes During Escrow: Seller shall immediately notify Buyer of any changes in the Premises or disclosures made herein, in 163 the SPDS, or otherwise. Such notice shall be considered an update of the SPDS. Unless Seller is already obligated by Section 5a 164 or otherwise by this Contract or any amendments hereto, to correct or repair the changed item disclosed, Buyer shall be allowed 165 five (5) days after delivery of such notice to provide notice of disapproval to Seller.

5. WARRANTIES

- 5a. 166 Seller Warranties: Seller warrants and shall maintain and repair the Premises so that at the earlier of possession or COE: (i) all 167 heating, cooling, mechanical, plumbing, and electrical systems (including swimming pool and/or spa, motors, filter systems, cleaning 168 systems, and heaters, if any), free-standing range/oven, and built-in appliances will be in working condition; (ii) all other agreed upon 169 repairs and corrections will be completed pursuant to Section 6j; (iii) the Premises, including all additional existing personal property 170 included in the sale, will be in substantially the same condition as on the date of Contract acceptance; and (iv) all personal property 171 not included in the sale and all debris will be removed from the Premises.
- 5b. 172 Warranties that Survive Closing: Seller warrants that Seller has disclosed to Buyer and Broker(s) all material latent defects and 173 any information concerning the Premises known to Seller, excluding opinions of value, which materially and adversely affect the 174 consideration to be paid by Buyer. Prior to the COE, Seller warrants that payment in full will have been made for all labor, 175 professional services, materials, machinery, fixtures, or tools furnished within the 150 days immediately preceding the COE in 176 connection with the construction, alteration, or repair of any structure on or improvement to the Premises. Seller warrants that the 177 information regarding connection to a sewer system or on-site wastewater treatment facility (conventional septic or alternative) is 178 correct to the best of Seller's knowledge.
- 5c. 179 Buyer Warranties: Buyer warrants that Buyer has disclosed to Seller any information that may materially and adversely affect the 180 Buyer's ability to close escrow or complete the obligations of this Contract. At the earlier of possession of the Premises or COE, 181 Buyer warrants to Seller that Buyer has conducted all desired independent inspections and investigations and accepts the Premises. 182 Buyer warrants that Buyer is not relying on any verbal representations concerning the Premises except disclosed as follows: 183 _____ 184 _____

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6. DUE DILIGENCE

6a. 185 Inspection Period: Buyer's Inspection Period shall be ten (10) days or 30 days after Contract acceptance. During the 186. Inspection Period Buyer, at Buyer's expense, shall: (i) conduct all desired physical, environmental, and other types of inspections 187. and investigations to determine the value and condition of the Premises; (ii) make inquiries and consult government agencies, 188. lenders, insurance agents, architects, and other appropriate persons and entities concerning the suitability of the Premises and the 189. surrounding area; (iii) investigate applicable building, zoning, fire, health, and safety codes to determine any potential hazards, 190. violations or defects in the Premises; and (iv) verify any material multiple listing service ("MLS") information. If the presence of sex 191. offenders in the vicinity or the occurrence of a disease, natural death, suicide, homicide or other crime on or in the vicinity is a 192. material matter to the Buyer, it must be investigated by the Buyer during the Inspection Period. Buyer shall keep the Premises free 193. and clear of liens, shall indemnify and hold Seller harmless from all liability, claims, demands, damages, and costs, and shall repair 194. all damages arising from the inspections. Buyer shall provide Seller and Broker(s) upon receipt, at no cost, copies of all inspection 195. reports concerning the Premises obtained by Buyer. Buyer is advised to consult the Arizona Department of Real Estate Buyer 196. Advisory provided by AAR to assist in Buyer's due diligence inspections and investigations.

6b. 197. Square Footage: BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE OF THE PREMISES, BOTH THE 198. REAL PROPERTY (LAND) AND IMPROVEMENTS THEREON, IS APPROXIMATE. IF SQUARE FOOTAGE IS A MATERIAL 199. MATTER TO THE BUYER, IT MUST BE INVESTIGATED DURING THE INSPECTION PERIOD.

6c. 200. Wood-Destroying Organism or Insect Inspection: IF CURRENT OR PAST WOOD-DESTROYING ORGANISMS OR INSECTS 201. (SUCH AS TERMITES) ARE A MATERIAL MATTER TO THE BUYER, THESE ISSUES MUST BE INVESTIGATED DURING THE 202. INSPECTION PERIOD. The Buyer shall order and pay for all wood-destroying organism or insect inspections performed during the 203. Inspection Period. If the lender requires an updated Wood-Destroying Organism or Insect Inspection Report prior to COE, it will be 204. performed at Buyer's expense.

6d. 205. Flood Hazard: Flood hazard designations or the cost of flood hazard insurance shall be determined by Buyer during the 206. Inspection Period. If the Premises are situated in an area identified as having any special flood hazards by any governmental 207. entity, the lender may require the purchase of flood hazard insurance. Special flood hazards may also affect the ability to 208. encumber or improve the Premises.

6e. 209. Insurance: IF HOMEOWNER'S INSURANCE IS A MATERIAL MATTER TO THE BUYER, BUYER SHALL APPLY FOR AND 210. OBTAIN WRITTEN CONFIRMATION OF THE AVAILABILITY AND COST OF HOMEOWNER'S INSURANCE FOR THE 211. PREMISES FROM BUYER'S INSURANCE COMPANY DURING THE INSPECTION PERIOD. Buyer understands that any 212. homeowner's, fire, casualty, or other insurance desired by Buyer or required by lender should be in place at COE.

6f. 213. Sewer or On-site Wastewater Treatment System: The Premises are connected to a: 214. sewer system septic system alternative system 215. IF A SEWER CONNECTION IS A MATERIAL MATTER TO THE BUYER, IT MUST BE INVESTIGATED DURING THE 216. INSPECTION PERIOD. If the Premises are served by a septic or alternative system, the AAR On-site Wastewater Treatment 217. Facility Addendum is incorporated herein by reference 218. (BUYER'S INITIALS REQUIRED) EV BUYER BUYER

6g. 219. Swimming Pool Barrier Regulations: During the Inspection Period, Buyer agrees to investigate all applicable state, county, and 220. municipal Swimming Pool barrier regulations and agrees to comply with and pay all costs of compliance with said regulations prior to 221. occupying the Premises, unless otherwise agreed in writing. If the Premises contains a Swimming Pool, Buyer acknowledges receipt 222. of the Arizona Department of Health Services approved private pool safety notice. 223. (BUYER'S INITIALS REQUIRED) EV BUYER BUYER

6h. 224. BUYER ACKNOWLEDGMENT: BUYER RECOGNIZES, ACKNOWLEDGES, AND AGREES THAT BROKER(S) ARE NOT 225. QUALIFIED, NOR LICENSED, TO CONDUCT DUE DILIGENCE WITH RESPECT TO THE PREMISES OR THE SURROUNDING 226. AREA. BUYER IS INSTRUCTED TO CONSULT WITH QUALIFIED LICENSED PROFESSIONALS TO ASSIST IN BUYER'S DUE 227. DILIGENCE EFFORTS. BECAUSE CONDUCTING DUE DILIGENCE WITH RESPECT TO THE PREMISES AND THE 228. SURROUNDING AREA IS BEYOND THE SCOPE OF THE BROKER'S EXPERTISE AND LICENSING, BUYER EXPRESSLY 229. RELEASES AND HOLDS HARMLESS BROKER(S) FROM LIABILITY FOR ANY DEFECTS OR CONDITIONS THAT COULD 230. HAVE BEEN DISCOVERED BY INSPECTION OR INVESTIGATION. 231. (BUYER'S INITIALS REQUIRED) EV BUYER BUYER

6i. 232. Inspection Period Notice: Prior to expiration of the Inspection Period, Buyer shall deliver to Seller a signed notice of any items 233. disapproved. AAR's Buyer's Inspection Notice and Seller's Response form is available for this purpose. Buyer shall conduct all 234. desired inspections and investigations prior to delivering such notice to Seller and all Inspection Period items disapproved shall be 235. provided in a single notice.

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- 6j. 236. **Buyer Disapproval:** If Buyer, in Buyer's sole discretion, disapproves of items as allowed herein, Buyer shall deliver to Seller notice
 237. of the items disapproved and state in the notice that Buyer elects to either:
 238. (1) immediately cancel this Contract and all Earnest Money shall be released to Buyer, or
 239. (2) provide the Seller an opportunity to correct the items disapproved, in which case:
 240. (a) Seller shall respond in writing within five (5) days or _____ days after delivery to Seller of Buyer's notice of items
 241. disapproved. Seller's failure to respond to Buyer in writing within the specified time period shall conclusively be deemed
 242. Seller's refusal to correct any of the items disapproved.
 243. (b) **If Seller agrees in writing to correct items disapproved, Seller shall correct the items, complete any repairs in a**
 244. **workmanlike manner and deliver any paid receipts evidencing the corrections and repairs to Buyer three (3) days**
 245. **or _____ days prior to COE Date.**
 246. (c) If Seller is unwilling or unable to correct any of the items disapproved, Buyer may cancel this Contract within five (5) days
 247. after delivery of Seller's response or after expiration of the time for Seller's response, whichever occurs first, and all
 248. Earnest Money shall be released to Buyer. If Buyer does not cancel this Contract within the five (5) days as provided,
 249. Buyer shall close escrow without correction of those items that Seller has not agreed in writing to correct.
 250. VERBAL DISCUSSIONS WILL NOT EXTEND THESE TIME PERIODS. Only a written agreement signed by both parties will extend
 251. response times or cancellation rights.
 252. BUYER'S FAILURE TO GIVE NOTICE OF DISAPPROVAL OF ITEMS OR CANCELLATION OF THIS CONTRACT WITHIN THE
 253. SPECIFIED TIME PERIOD SHALL CONCLUSIVELY BE DEEMED BUYER'S ELECTION TO PROCEED WITH THE
 254. TRANSACTION WITHOUT CORRECTION OF ANY DISAPPROVED ITEMS.
- 6k. 255. **Notice of Non-Working Warranted Items:** Buyer shall provide Seller with notice of any non-working warranted item(s) of which
 256. Buyer becomes aware during the Inspection Period or the Seller warranty for that item(s) shall be waived. Delivery of such notice
 257. shall not affect Seller's obligation to maintain or repair the warranted item(s).
- 6l. 258. **Home Warranty Plan:** Buyer and Seller are advised to investigate the various home warranty plans available for purchase. The
 259. parties acknowledge that different home warranty plans have different coverage options, exclusions, limitations, service fees and
 260. most plans exclude pre-existing conditions.
 261. A Home Warranty Plan will be ordered by Buyer or Seller with the following optional coverage
 262. _____, to be issued by _____ at a cost not
 263. to exceed \$ _____, to be paid for by Buyer Seller
 264. Buyer declines the purchase of a Home Warranty Plan.
- 6m. 265. **Walkthrough(s):** Seller grants Buyer and Buyer's inspector(s) reasonable access to conduct walkthrough(s) of the Premises for the
 266. purpose of satisfying Buyer that any corrections or repairs agreed to by the Seller have been completed, warranted items are in
 267. working condition and that the Premises is in substantially the same condition as of the date of Contract acceptance. If Buyer does
 268. not conduct such walkthrough(s), Buyer releases Seller and Broker(s) from liability for any defects that could have been discovered.
- 6n. 269. **Seller's Responsibility Regarding Inspections and Walkthrough(s):** Seller shall make the Premises available for all inspections
 270. and walkthrough(s) upon reasonable notice by Buyer. Seller shall, at Seller's expense, have all utilities on, including any propane,
 271. until COE to enable Buyer to conduct these inspections and walkthrough(s).

7. REMEDIES

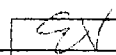
- 7a. 272. **Cure Period:** A party shall have an opportunity to cure a potential breach of this Contract. If a party fails to comply with any provision
 273. of this Contract, the other party shall deliver a notice to the non-complying party specifying the non-compliance. If the non-
 274. compliance is not cured within three (3) days after delivery of such notice ("Cure Period"), the failure to comply shall become a
 275. breach of Contract.
- 7b. 276. **Breach:** In the event of a breach of Contract, the non-breaching party may cancel this Contract and/or proceed against the breaching
 277. party in any claim or remedy that the non-breaching party may have in law or equity, subject to the Alternative Dispute Resolution
 278. obligations set forth herein. In the case of the Seller, because it would be difficult to fix actual damages in the event of Buyer's
 279. breach, the Earnest Money may be deemed a reasonable estimate of damages and Seller may, at Seller's option, accept the
 280. Earnest Money as Seller's sole right to damages and in the event of Buyer's breach arising from Buyer's failure to deliver the notice
 281. required by Section 2b, or Buyer's inability to obtain loan approval due to the waiver of the appraisal contingency pursuant to Section
 282. 2m, Seller shall exercise this option and accept the Earnest Money as Seller's sole right to damages. An unfulfilled contingency is not
 283. a breach of Contract. The parties expressly agree that the failure of any party to comply with the terms and conditions of Section 1d
 284. to allow COE to occur on the COE Date, if not cured after a cure notice is delivered pursuant to Section 7a, will constitute a material
 285. breach of this Contract, rendering the Contract subject to cancellation.

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 SELLER SELLER

<Initials

Initials>



 BUYER BUYER



- 7c. 286. **Alternative Dispute Resolution ("ADR"):** Buyer and Seller agree to mediate any dispute or claim arising out of or relating to this
- 287. Contract in accordance with the REALTORS® Dispute Resolution System, or as otherwise agreed. All mediation costs shall be paid
- 288. equally by the parties. In the event that mediation does not resolve all disputes or claims, the unresolved disputes or claims shall be
- 289. submitted for binding arbitration. In such event, the parties shall agree upon an arbitrator and cooperate in the scheduling of an
- 290. arbitration hearing. If the parties are unable to agree on an arbitrator, the dispute shall be submitted to the American Arbitration
- 291. Association ("AAA") in accordance with the AAA Arbitration Rules for the Real Estate Industry. The decision of the arbitrator shall be
- 292. final and nonappealable. Judgment on the award rendered by the arbitrator may be entered in any court of competent jurisdiction.
- 293. Notwithstanding the foregoing, either party may opt out of binding arbitration within thirty (30) days after the conclusion of the
- 294. mediation conference by notice to the other and in such event either party shall have the right to resort to court action.
- 7d. 295. **Exclusions from ADR:** The following matters are excluded from the requirement for ADR hereunder: (i) any action brought in the
- 296. Small Claims Division of an Arizona Justice Court (up to \$2,500) so long as the matter is not thereafter transferred or removed from
- 297. the small claims division; (ii) judicial or nonjudicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or
- 298. agreement for sale; (iii) an unlawful entry or detainer action; (iv) the filing or enforcement of a mechanic's lien; or (v) any matter that is
- 299. within the jurisdiction of a probate court. Further, the filing of a judicial action to enable the recording of a notice of pending action ("lis
- 300. pendens"), or order of attachment, receivership, injunction, or other provisional remedies shall not constitute a waiver of the
- 301. obligation to submit the claim to ADR, nor shall such action constitute a breach of the duty to mediate or arbitrate.
- 7e. 302. **Attorney Fees and Costs:** The prevailing party in any dispute or claim between Buyer and Seller arising out of or relating to this
- 303. Contract shall be awarded their reasonable attorney fees and costs. Costs shall include, without limitation, attorney fees, expert
- 304. witness fees, fees paid to investigators, and arbitration costs.

8. ADDITIONAL TERMS AND CONDITIONS


- 8a. 305. Seller agrees to replace water well pressure tanks prior to close of escrow;
- 306. see well inspection report performed by PumpTech, 7/14/2011.
- 307. _____
- 308. As a point of clarification, the seller agrees to pay the existing road
- 309. assessment encumbering the subject property at the close of escrow.
- 310. _____
- 311. Buyer acknowledges this agreement is contingent upon Court approval as
- 312. referenced in Seller's addendum.
- 313. _____
- 314. _____
- 315. _____
- 316. _____
- 317. _____
- 318. _____
- 319. _____
- 320. _____
- 321. _____
- 322. _____
- 323. _____
- 324. _____
- 325. _____
- 326. _____
- 327. _____
- 328. _____
- 329. _____
- 330. _____
- 331. _____
- 332. _____
- 333. _____
- 334. _____



SELLER	SELLER
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<Initials

Initials>




BUYER	BUYER
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- 8b. 335. Risk of Loss: If there is any loss or damage to the Premises between the date of Contract acceptance and COE or possession, 336. whichever is earlier, by reason of fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on the Seller, provided, 337. however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the purchase price, either Seller or 338. Buyer may elect to cancel the Contract.
- 8c. 339. Permission: Buyer and Seller grant Broker(s) permission to advise the public of this Contract.
- 8d. 340. Arizona Law: This Contract shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.
- 8e. 341. Time is of the Essence: The parties acknowledge that time is of the essence in the performance of the obligations described herein.
- 8f. 342. Compensation: Seller and Buyer acknowledge that Broker(s) shall be compensated for services rendered as previously agreed by 343. separate written agreement(s), which shall be delivered by Broker(s) to Escrow Company for payment atCOE, if not previously paid. 344. If Seller is obligated to pay Broker(s), this Contract shall constitute an irrevocable assignment of Sellers proceeds at COE. If Buyer is 345. obligated to pay Broker(s), payment shall be collected from Buyer as a condition of COE. COMMISSIONS PAYABLE FOR THE 346. SALE, LEASING, OR MANAGEMENT OF PROPERTY ARE NOT SET BY ANY BOARD OR ASSOCIATION OF REALTORS®, OR 347. MULTIPLE LISTING SERVICE, OR IN ANY MANNER OTHER THAN BETWEEN THE BROKER AND CLIENT.
- 8g. 348. Copies and Counterparts: A fully executed facsimile or electronic copy of the Contract shall be treated as an original Contract. This 349. Contract and any other documents required by this Contract may be executed by facsimile or other electronic means and in any 350. number of counterparts, which shall become effective upon delivery as provided for herein, except that the Lead-Based Paint 351. Disclosure Statement may not be signed in counterpart. All counterparts shall be deemed to constitute one instrument, and each 352. counterpart shall be deemed an original.
- 8h. 353. Days: All references to days in this Contract shall be construed as calendar days and a day shall begin at 12:00 a.m. and 354. end at 11:59 p.m.
- 8i. 355. Calculating Time Periods: In computing any time period prescribed or allowed by this Contract, the day of the act or event from 356. which the time period begins to run is not included and the last day of the time period is included. Contract acceptance occurs on the 357. date that the signed Contract (and any incorporated counter offer) is delivered to and received by the appropriate Broker. Acts that 358. must be performed three days prior to the COE Date must be performed three full days prior (i.e., if COE Date is Friday the act 359. must be performed by 11:59 p.m. on Monday).
- 8j. 360. Entire Agreement: This Contract, and any addenda and attachments, shall constitute the entire agreement between Seller and 361. Buyer, shall supersede any other written or oral agreements between Seller and Buyer and can be modified only by a writing signed 362. by Seller and Buyer. The failure to initial any page of this Contract shall not affect the validity or terms of this Contract.
- 8k. 363. Subsequent Offers: Buyer acknowledges that Seller has the right to accept subsequent offers until COE. Seller understands that 364. any subsequent offer accepted by the Seller must be a backup offer contingent on the cancellation of this Contract.
- 8l. 365. Cancellation: A party who wishes to exercise the right of cancellation as allowed herein may cancel this Contract by delivering 366. notice stating the reason for cancellation to the other party or to the Escrow Company. Cancellation shall become effective 367. immediately upon delivery of the cancellation notice.
- 8m. 368. Notice: Unless otherwise provided, delivery of all notices and documentation required or permitted hereunder shall be in writing and 369. deemed delivered and received when: (i) hand-delivered; (ii) sent via facsimile transmission; (iii) sent via electronic mail, if email 370. addresses are provided herein; or (iv) sent by recognized overnight courier service, and addressed to Buyer as indicated in Section 371. 8r, to Seller as indicated in Section 9a and to the Escrow Company indicated in Section 3a.
- 8n. 372. Earnest Money: Earnest Money is in the form of: Personal Check Other: _____ 373. If applicable, Earnest Money has been received by Broker named in Section 8r and upon acceptance of this offer will be deposited 374. with: Escrow Company Broker's Trust Account. Buyer acknowledges that failure to pay the required closing funds by the 375. scheduled Close of Escrow, if not cured after a cure notice is delivered pursuant to Section 7a, shall be construed as a material 376. breach of this contract and all earnest money shall be subject to forfeiture.
- 8o. 377. Release of Broker(s): Seller and Buyer hereby expressly release, hold harmless and indemnify Broker(s) in this transaction 378. from any and all liability and responsibility regarding financing, the condition, square footage, lot lines, boundaries, value, 379. rent rolls, environmental problems, sanitation systems, roof, wood infestation, building codes, governmental regulations, 380. insurance, price and terms of sale, return on investment or any other matter relating to the value or condition of the 381. Premises. The parties understand and agree that the Broker(s) do not provide advice on property as an investment and are 382. not qualified to provide financial, legal, or tax advice regarding this real estate transaction.
- 383. (SELLER'S INITIALS REQUIRED) _____ (BUYER'S INITIALS REQUIRED) GN

8p. 384. Terms of Acceptance: This offer will become a binding Contract when acceptance is signed by Seller and a signed copy delivered 385. in person, by mail, facsimile or electronically, and received by Broker named in Section 8r 386. by September 19, 2011 at 6:00 a.m. p.m., Mountain Standard Time. 387. Buyer may withdraw this offer at any time prior to receipt of Seller's signed acceptance. If no signed acceptance is received by this 388. date and time, this offer shall be deemed withdrawn and the Buyer's Earnest Money shall be returned.

>>

	<Initials
SELLER	SELLER

Residential Resale Real Estate Purchase Contract • Updated: February 2011
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	Initials>
BUYER	BUYER



8q. 389. THIS CONTRACT CONTAINS NINE PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. PLEASE ENSURE THAT 390. YOU HAVE RECEIVED AND READ ALL NINE PAGES OF THIS OFFER AS WELL AS ANY ADDENDA AND ATTACHMENTS.

8r. 391. Broker on behalf of Buyer:

392. NOEL Z. JONES 131 REALTYWEBNET.COM 7690
PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE
393. 374 Hackberry Circle Prescott AZ 86301
FIRM ADDRESS STATE ZIP CODE
394. (928) 445-2715 NOEL@REALTYWEBNET.COM
PREFERRED TELEPHONE FAX EMAIL

8s. 395. Agency Confirmation: The Broker named in Section 8r above is the agent of (check one):

396. [x] the Buyer; [] the Seller; or [] both the Buyer and Seller

8t. 397. The undersigned agree to purchase the Premises on the terms and conditions herein stated and acknowledge receipt of 398. a copy hereof including the Buyer Attachment.

399. [Signature] 09/17/11 BUYER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR
Elini Vilardi
400. 6017 Old McDonald Dr. Apt B ADDRESS
401. Prescott Valley, AZ 86314 CITY STATE ZIP CODE CITY STATE ZIP CODE

9. SELLER ACCEPTANCE

9a. 402. Broker on behalf of Seller:

403. DEBBIE DUNBAR 4752 Russ Lyon Sutheby's International 5197
PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE
404. FIRM ADDRESS STATE ZIP CODE
405. (480) 502-3500 (928) 778-5577 DebbieDunbar@cableone.net
PREFERRED TELEPHONE FAX EMAIL

9b. 406. Agency Confirmation: The Broker named in Section 9a above is the agent of (check one):

407. [x] the Seller; or [] both the Buyer and Seller

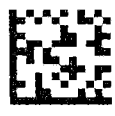
9c. 408. The undersigned agree to sell the Premises on the terms and conditions herein stated, acknowledge receipt of a 409. copy hereof and grant permission to Broker named on Section 9a to deliver a copy to Buyer.

410. [x] Counter Offer is attached, and is incorporated herein by reference. Seller should sign both this offer and the Counter Offer. 411. If there is a conflict between this offer and the Counter Offer, the provisions of the Counter Offer shall be controlling.

412. [Signature] 9/20/11 SELLER'S SIGNATURE MO/DA/YR SELLER'S SIGNATURE MO/DA/YR
DEPUTY RECEIVER
413. THOMAS J. GIALLANZA SELLER'S NAME PRINTED SELLER'S NAME PRINTED
414. 14555 N. SCOTTSDALE RD., #340 ADDRESS ADDRESS
415. SCOTTSDALE, AZ 85254 CITY STATE ZIP CODE CITY STATE ZIP CODE

416. [] OFFER REJECTED BY SELLER: MONTH DAY YEAR (SELLER'S INITIALS)

For Broker Use Only:
Brokerage File/Log No. Manager's Initials Broker's Initials Date MO/DA/YR



SELLERS DISCLOSURE

Property Sold "As Is." The Property is being sold "AS IS" and the Seller is not providing any warranties. Buyer expressly acknowledges that there may be present on the Property asbestos in friable form, aluminum wiring, mold, or other conditions that might affect the Buyer's decision to purchase the Property. Buyer further acknowledges that Buyer has not relied on any warranties, promises, projections, calculations, understandings or representations, express or implied, of Seller or of any agent or representative of Seller, relating to the Property, and Buyer is acquiring the Property in its present condition and state of repair, "AS IS", with all defects, latent or apparent. Buyer further acknowledges that any information of any type which Buyer has received or may receive from Seller or Seller's agents is furnished on the express condition that Buyer shall make an independent verification of the accuracy (including without limitation calculations) of such information, all such information being furnished without any warranty or liability whatsoever. The Seller has acquired possession of the Property pursuant to Court order and has not occupied the Property and therefore Seller cannot and will not provide any Seller Disclosure Statements.

Court Receivership. The Buyer understands and acknowledges that the Seller was July appointed the Receiver in the Receivership State of Arizona v. Landmark Capital, et al CV2009-020595 (the "Receivership Court") and that the Property and this transaction are under the jurisdiction of the Receivership Court. The parties further understand and acknowledge that this Agreement is contingent on the approval of the Receivership Court and that the Receivership Court could decline to approve the Agreement for various reasons, including without limitation that the sale price is not fair or that a sale of the Property is not in the best interests of the estate.



Cancellation. In the event Seller is unable, within 60 days of the Buyer's acceptance of the Purchase Agreement and this Counter Offer, to obtain the approval of the Receivership Court, the Buyer or the Seller may elect in writing to cancel this Agreement and any Escrow and receive a full refund of the Earnest Money. Upon a cancellation in accordance with the provisions of the Purchase Agreement and this Counter Offer, all documents deposited in Escrow by Seller and Buyer shall be returned to the party depositing the document, and this Agreement shall terminate.

x Glenn Vilardi _____ x 05/17/11
date
x _____
date



"AS IS" ADDENDUM

Document updated
February 2011

 <p>ARIZONA REALTORS REAL SOLUTIONS REALTOR SUCCESS</p>	<p><i>The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof, if you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.</i></p>	
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1. Seller: _____
2. Buyer: Elini Vilardi,
3. Premises Address: 10150 N Poquito Valley, Prewscott Valley, AZ 86314
4. Date: 9-17-2011

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the 6. above referenced Premises. All terms and conditions of the Contract are hereby included herein and delivery of all notices 7. and documentation shall be deemed delivered and received when sent as required by Section 8m of the Contract.

8. A. Seller and Buyer agree that the Premises is being sold in its existing condition ("AS IS") and Seller makes no warranty 9. to Buyer, either express or implied, as to the (1) condition of the Premises, including, but not limited to, Seller's Warranties 10. in Lines 166-168 of Section 5a, which Buyer hereby waives; (2) zoning of the Premises; or (3) Premises' fitness for any 11. particular use or purpose. However, Seller warrants and shall maintain and repair the Premises so that, pursuant to lines 12. 169-170, at the earlier of possession or COE, the Premises, including all additional existing personal property included 13. in the sale, will be in substantially the same condition as on the date of Contract acceptance and all personal property 14. not included in the sale and all debris will be removed from the Premises.

15. B. Buyer is advised to conduct independent inspection(s) and investigations regarding the Premises within the 16. Inspection Period as specified in Section 6a. Buyer retains the rights pursuant to Section 6j. Seller shall not 17. be obligated to correct any defects that may be discovered during Buyer's inspection(s) and 18. investigations or otherwise.

19. C. Notwithstanding the foregoing, if an On-Site Wastewater Treatment Facility (conventional septic or alternative 20. system) ("Facility") has been installed on the Premises, Seller and Buyer agree to complete and execute the AAR 21. On-Site Wastewater Treatment Facility Addendum and Seller agrees to pay for the Facility inspections fees or 22. repairs as set forth therein.

23. D. Seller acknowledges that selling the Premises "AS IS" does not relieve Seller of the legal obligation to disclose all 24. known material latent defects to Buyer

25. E. In the event that any provision contained in this Addendum conflicts in whole or in part with any of the terms 26. contained in the Contract, the provisions of this Addendum shall prevail and the conflicting terms are hereby 27. considered deleted and expressly waived by both Buyer and Seller.

28. F. Other Terms and Conditions:
29. _____
30. _____

31. **BUYER ACKNOWLEDGES THAT BUYER IS HEREBY ADVISED TO SEEK APPROPRIATE COUNSEL REGARDING 32. THE RISKS OF BUYING A PROPERTY IN "AS IS" CONDITION.**

33. Buyer recognizes, acknowledges, and agrees that Broker(s) are not qualified, nor licensed, to conduct due diligence with respect 34. to the premises or the surrounding area. Buyer is instructed to consult with qualified licensed professionals to assist in Buyer's due 35. diligence efforts. Because conducting due diligence with respect to the premises and the surrounding area is beyond the scope of 36. the Broker's expertise and licensing, Buyer expressly releases and holds harmless Broker(s) from liability for any defects or conditions 37. that could have been discovered by inspection or investigation. Seller and Buyer hereby expressly release, hold harmless and 38. indemnify Broker(s) in this transaction from any and all liability and responsibility regarding financing, the condition, 39. square footage, lot lines, boundaries, value, rent rolls, environmental problems, sanitation systems, roof, wood infestation, 40. building codes, governmental regulations, insurance or any other matter relating to the value or condition of the Premises.

41. Elini Vilardi 09/17/11 _____
 BUYER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR
 Elini Vilardi

42. Mary J. Gallanzy 9/20/11 _____
 SELLER'S SIGNATURE MO/DA/YR SELLER'S SIGNATURE MO/DA/YR
 Deputy Receiver



ON-SITE WASTEWATER TREATMENT FACILITY ADDENDUM

Document updated
October 2006



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



- 1. Seller: _____
- 2. Buyer: Elini Vilardi,
10150 N Poquito Valley
- 3. Premises Address: Prewscott Valley, AZ 86314
- 4. Date: _____

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above 6. referenced Premises.

7. An On Site Wastewater Treatment Facility (conventional septic or alternative system) ("Facility") has been installed on the 8. Premises/Property. The Arizona Department of Environmental Quality ("ADEQ") rules require a pre-transfer inspection and transfer 9. of ownership of the Facility whenever a Premise/Property is sold or otherwise transferred.

10. **Facility Documents:** Seller shall deliver to Buyer copies of all documents pertaining to the Facility in Seller's possession within five (5) 11. days after Contract acceptance. Buyer shall provide notice of any items disapproved within the Inspection Period or five (5) days after 12. receipt of the documents, whichever is later.

13. **Facility Inspection:** Seller shall have the Facility inspected at Seller's expense within six (6) months prior to Close of Escrow, but in no 14. event later than three (3) days prior to Close of Escrow, by an inspector recognized by the applicable governmental authority as qualified 15. to inspect the type of Facility installed on the Premises. Seller shall deliver the completed report of inspection to the Buyer upon receipt.

16. **Repair Costs:** Seller shall pay for repairs to correct physical or operational deficiencies in the Facility identified by the Facility 17. inspector, provided that such repairs do not exceed one percent (1%) of the purchase price or \$ whatever necessary . 18. If repair costs exceed the amount that the Seller agrees to pay: (i) Buyer may immediately cancel this Contract or (ii) Seller may cancel 19. this Contract unless Buyer agrees in writing to pay such costs in excess of the amount that the Seller is obligated to pay.

20. **Notice of Transfer:** Buyer shall deliver to Escrow Company a completed Arizona Department of Environmental Quality Notice of 21. Transfer of Ownership of an On-Site Wastewater Treatment Facility form ("Notice of Transfer") prior to Close of Escrow. Escrow 22. Company is instructed to file the Notice of Transfer and the filing fee(s) with the applicable governmental authority at Close of Escrow.

23. **Notice of Transfer Filing Fee:** The Notice of Transfer Filing Fee and any other Facility transfer of ownership fees shall be paid by: 24. Buyer Seller

25. **Additional Terms:** Seller to insure the system is adequate to meet All State Health
26. Department Regulations for the existing 4br home now situated on the property.

- 27. _____
- 28. _____
- 29. _____
- 30. _____
- 31. _____

32. Elini Vilardi 09/17/11
^ BUYER'S SIGNATURE MO/DAYR ^ BUYER'S SIGNATURE MO/DAYR
Elini Vilardi

33. Thomas J. Gallange 9/20/11
^ SELLER'S SIGNATURE MO/DAYR ^ SELLER'S SIGNATURE MO/DAYR
Deputy Receiver



DOMESTIC WATER WELL ADDENDUM

Document updated
May 2005



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- 1. Seller: _____
- 2. Buyer: Elini Vilardi,
10150 N Poquito Valley
- 3. Premises Address: Prewscott Valley, AZ 86314
- 4. Date: September 17, 2011

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above
6. referenced Premises.

7. A domestic water well is located on the Premises or the Premises is served by a domestic water well.

8. Domestic Water Well/Water Use Addendum to Seller Property Disclosure Statement ("DWWA SPDS"): Seller shall deliver a
9. completed AAR DWWA SPDS to the Buyer and Escrow Company within five (5) days after Contract acceptance. Buyer shall
10. provide notice of any DWWA SPDS items disapproved within the Inspection Period or five (5) days after receipt of the DWWA
11. SPDS, whichever is later.

12. Well Records: Seller shall deliver to Buyer, copies of all Arizona Department of Water Resources ("ADWR") records related to the
13. well in Seller's possession or notice that Seller has no such documents within five (5) days after contract acceptance. Buyer shall
14. provide notice of any items disapproved within Inspection Period or five (5) days after receipt of documents or notice, whichever is
15. later. Selier does not warrant the information as reflected in the ADWR records.

16. Well Inspection: If well performance or water quality is a material matter to the Buyer, Buyer shall inspect well and verify volume
17. and gallons per minute/recharge rate through a certified flow test during Inspection Period.

18. Change of Well Form: Escrow Company is hereby instructed to send to the ADWR a complete change of well information/ownership
19. form and transfer fee at COE.

20. Well Transfer Fee: Well transfer fee shall be paid by: Buyer Seller Other _____

21. Elini Vilardi 09/17/11
* BUYER'S SIGNATURE MO/DA/YR * BUYER'S SIGNATURE MO/DA/YR

22. Thomas J. Scallan 9/20/11
* SELLER'S SIGNATURE MO/DA/YR * SELLER'S SIGNATURE MO/DA/YR
Deputy Receiver



Counter Offer No. 1

This is a Counter Offer by the Seller, Lauren Kingry, Receiver by **Thomas J. Giallanza**, in his capacity as Deputy Receiver, to the Proposal to purchase a residential property by the Buyer, ("Buyer's Offer"). In consideration of the mutual promises and covenants set forth in this Counter Offer, Seller agrees to sell and Buyer agrees to buy the Property described below on the terms and conditions set forth in this Counter Offer No.1 ("Counter Offer"), and to the extent not inconsistent herewith, the terms and conditions set forth in the Purchase Agreement and Addendum 1; hereinabove:

1. Property. The real property, which is the subject of this Counter Offer, is located at **10150 N. Poquito Valley Road, Prescott Valley, AZ**, ("Property").

2. Seller. The Seller is Lauren Kingry, Receiver by either Lawrence J. Warfield, in his capacity as the Special Deputy Receiver or Thomas J. Giallanza in his capacity as Deputy Receiver, appointed by the Superior Court of Arizona in the action entitled State of Arizona v. Landmarc Capital, et al **CV2009-020595** ("Receivership Court"). The Taxpayer Identification Number for the Seller is **86-0959744**.

3. Buyer. The Buyer is: **Elini G. Vilardi, as her sole and separate property**

4. Purchase Price. The Purchase Price, which Buyer agrees to pay for the Property is **\$135,000**. The Purchase Price shall not be adjusted by any overage or shortage in area of the Property. The Purchase Price shall be paid as follows:

(a) Buyer shall deposit with Escrow Agent within two (2) days of the Buyer's acceptance of this Purchase Agreement, Addendum No. 1, and this Counter Offer a total of **\$1,000.00** cash earnest money deposit (the "Earnest Money") which shall become non-refundable, except as otherwise provided in Paragraph 10 below. All other payments described on lines 10 and 11 of the Purchase Agreement shall be adjusted to reflect the Earnest Money payment. If Buyer does not so cancel this Agreement, and if Seller does not so cancel this Agreement, and, provided further, if Seller does not otherwise default hereunder, the Earnest Money shall be credited towards the Sales Price, if Buyer purchases the Property.

5. Deed. At the Close of Escrow, Seller shall convey title to the Property to Buyer by **Special Warranty Deed** (the "Deed"), subject to taxes and assessments, not delinquent, reservations in patents, all easements, rights-of-way, covenants, conditions, restrictions, declarations, all matters that an accurate survey or a physical inspection of the Property would disclose and all matters to which Buyer has agreed.

6. Disbursements. Upon the Close of Escrow, the full amount of the Purchase Price, less any closing costs that the Seller has expressly agreed to pay, shall be disbursed to Seller.

Buyer's Initials _____

1

Seller's Initials _____



7. Property Sold "As Is." The Property is being sold "AS IS" and the Seller is not providing any warranties. Buyer expressly acknowledges that there may be present on the Property asbestos in friable form, aluminum wiring, mold, or other conditions that might affect the Buyers decision to purchase the Property. Buyer further acknowledges that Buyer has not relied on any warranties, promises, projections, calculations, understandings or representations, express or implied, of Seller or of any agent or representative of Seller, relating to the Property, and, Buyer is acquiring the Property in its present condition and state of repair, "AS IS", with all defects, latent or apparent. Buyer further acknowledges that any information of any type which Buyer has received or may receive from Seller or Seller's agents is furnished on the express condition that Buyer shall make an independent verification of the accuracy (including without limitation calculations) of such information, all such information being furnished without any warranty or liability whatsoever. The Seller has acquired possession of the Property pursuant to Court order and has not occupied the Property and therefore Seller cannot and will not provide any Seller Disclosure Statements.

8. Additional Terms.

- (a) **The cost of all inspections are to be paid for by Buyer.**
- (b) Title shall be conveyed to Buyer by a **Special Warranty Deed**
- (c) The parties agree that the following lines appearing on the Residential Resale Real Estate Purchase Contract are deleted:
 - (i) Lines 89 through 90,
 - (ii) Lines 134 through 157,
 - (iii) Lines 255 through 257,
 - (iv) Lines 286 through 301; and
 - (v) Lines 307 through 309.
- (d) The parties agree that lines 91 through 95 shall include the following information:

Alix Graham, Branch Manager/Escrow Officer
North American Title Insurance Company
3200 E. Camelback Road, Suite 250
Phoenix, AZ 85018
Phone: 602.294.2200
Fax: 866.488.1907
agraham@nat.com

Buyer's Initials _____

Seller's Initials




- (e) The parties agree to read the sentences appearing on lines 10 through 12 on the Waste Water Treatment Addendum attached to the Residential Resale Real Estate Purchase Contract to include the following representation: ***Seller has recently obtained such documentation and will provide it to Buyer. Any additional inspections will be at Buyer's sole cost.***
- (d) The parties agree to modify the sentences appearing on lines 16 through 19 on the Waste Water Treatment Addendum attached to the Residential Resale Real Estate Purchase Contract to read as follows: ***Prior to close of escrow, Seller will at its expense replace the existing septic tank with a new 1250 gallon concrete tank with filter, pay for the permit and design of the new installation for the existing four bedroom home, and install not more than 100 feet of new leach field line.***
- (e) The parties agree to delete the sentence appearing on lines 25 through 26 on the Waste Water Treatment Addendum attached to the Residential Resale Real Estate Purchase Contract
- (f) The parties agree to read the sentences appearing on lines 8 through 15 on the Water Well Addendum attached to the Residential Resale Real Estate Purchase Contract to include the following representation: ***Seller has no such documentation in its possession.***
- (g) The parties agree that the three (3) paragraphs appearing on the unnumbered page entitled Sellers [sic] Disclosure are incorporated and restated in this Counter Offer.
- (h) Seller will provide Buyer with a credit at COE in the amount of \$600 to permit Buyer to replace the existing disposal and repair the cracked window glass.

9. Court Receivership. The Buyer understands and acknowledges that the Seller was duly appointed the Receiver in the Receivership State of Arizona v. Landmarc Capital, et al CV2009-020595 (the "Receivership Court") and that the Property and this transaction are under the jurisdiction of the Receivership Court. The parties further understand and acknowledge that this Agreement is contingent on the approval of the Receivership Court and that the Receivership Court could decline to approve the Agreement for various reasons, including without limitation that the sale price is not fair or that a sale of the Property is not in the best interests of the estate.

10. Cancellation. In the event Seller is unable, within 60 days of the Buyer's acceptance of the Purchase Agreement and this Counter Offer, to obtain the approval of the Receivership Court, the Buyer or the Seller may elect in writing to cancel this Agreement and any Escrow and receive a full refund of the Earnest Money. Upon a cancellation in accordance with the provisions of the Purchase Agreement and this Counter Offer, all documents deposited in Escrow by Seller and Buyer shall be returned to the party depositing the document, and this Agreement shall terminate.

Buyer's Initials _____

Seller's Initials 

11. Inspection or Conduction of Feasibility Study by Buyer. Buyer shall have twenty (20) days from the date of the Buyer's acceptance of this Counter Offer to complete the Buyer's inspection or feasibility study of the Property, and Seller grants Buyer reasonable access to the Property for that purpose. If Buyer does not disapprove of the condition of the property within this period, Buyer shall be deemed to have accepted the condition of the Property. If Buyer timely disapproves of the condition of the Property in writing, then, upon notice to Seller of Buyer's objections, Seller shall have until Close of Escrow to eliminate the objectionable items; or, Seller may, within five (5) days from Buyer's notice, notify Buyer that Seller does not intend to eliminate the objectionable items, and Buyer's sole and exclusive remedy shall be to either waive his objection (in which case Close of Escrow shall occur subject to such matters) or to cancel this Agreement and receive a full refund of the Earnest Money.

12. Possession. Possession of the Property shall be delivered to Buyer at Close of Escrow.

13. Release and Indemnity. Seller is hereby released from all responsibility and liability regarding the condition (including, without limitation, the presence of environmental hazards or substances) or valuation or utility of the Property. Buyer agrees that Buyer will not attempt to assert any claims of liability against Seller for furnishing such information, nor shall Buyer assert any claims of liability against Seller for the existence of or damages arising out of the existence of asbestos, mold or other environmental hazards, and Buyer agrees to indemnify and hold Seller free and harmless for, from and against any and all such claims of liability. Buyer agrees to indemnify Seller and hold Seller harmless for, from and against all claims, damages, costs and expenses (including attorneys' fees) attributable, directly or indirectly, to Buyer's inspection of the Property or to the breach by Buyer of any obligation hereunder or the inaccuracy of any representation or warranty made by Buyer or in any instrument delivered pursuant hereto or in connection with the transactions contemplated hereby. This indemnity shall survive the Closing.

14. Assignment and Nomination. Buyer may not assign or otherwise transfer Buyer's rights under this Agreement without the prior written consent of Seller, which consent may be withheld in Seller's sole discretion. Any such assignee shall accept in writing the terms and conditions of this Agreement and of any supplements or Escrow Instructions that may have been entered into as of the time of the assignment. In no event shall any assignment extend the Close of Escrow.

15. No Liability. Buyer agrees that no receivers, directors, officers, employees or agents of Seller have any personal obligation hereunder, and that such party shall not seek to assert any claim or enforce any rights against such bankruptcy trustees, directors, officers, employees or agents.

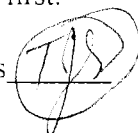
16. Further Documentation. Each party agrees in good faith to execute such further or additional documents as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

17. Exclusive Jurisdiction of the Receivership Court. The Receivership Court shall have exclusive jurisdiction to resolve any dispute arising under this Agreement.

18. Close of Escrow. The sale shall close on **November 30, 2011** or completion of the last of the requirements set forth in Paragraphs 8 & 9 above, whichever comes first.

Buyer's Initials _____

Seller's Initials

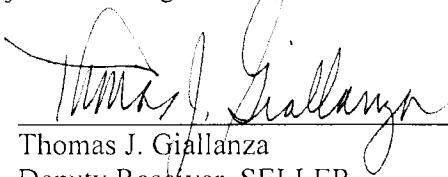


19. Time of the Essence. Time is of the essence and unless the Buyer's acceptance of the Purchase Agreement and this Counter Offer is signed by the Buyer or an authorized representative and a signed copy of the Purchase Agreement and this Counter Offer is delivered in person, by mail, or by facsimile and received by the Special Deputy Receiver or **Thomas J. Giallanza, Deputy Receiver, on or before September 21, 2011 at 5 PM, Mountain Standard Time**, or unless the Purchase Agreement, Addendum No. 1 and this Counter Offer has been previously withdrawn by the Deputy Receiver or Special Deputy Receiver, this Purchase Agreement, Addendum No.1 and this Counter Offer shall be considered withdrawn on the date and time set forth above in this Paragraph. Until this Purchase Agreement, Addendum No. 1 and this Counter Offer has been accepted as provided above, the Parties understand that the Property can be sold or leased to someone else or either Party may withdraw the offer to buy or sell the Property. The undersigned acknowledge receipt of a copy hereof.

20. Signed Original. In order to facilitate the filing of appropriate pleadings with the Receivership Court, the parties agree to execute at least one original of this Counter Offer and all other contract documents and to provide such originals to the Seller.

21. Entire Agreement. This agreement supersedes any other agreement, whether oral or in writing, between the parties regarding the subject of this agreement, and renders such other agreements between the parties null and void.

Dated: **September 20, 2011**



Thomas J. Giallanza
Deputy Receiver, SELLER


Acceptance

The Buyer accepts the above Purchase Agreement and this Counter Offer and agrees to the modified or additional terms and conditions in the above Purchase Agreement and this Counter Offer and acknowledges receipt of a copy hereof.

Dated: _____

BUYER

Buyer's Initials _____

Seller's Initials 

COUNTER OFFER 2

Document updated
February 2011



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



- 1. This is a Counter Offer originated by the: Seller Buyer Landlord Tenant.
- 2. This is a Counter Offer to the Offer Counter Offer dated 09/20/2011 between the following Parties:
MOTDAYR
- 3. Seller/Landlord: Thomas J Giallanza, Deputy Receiver, Seller
- 4. Buyer/Tenant: Elini Vilardi,
- 5. Premises Address: 10150 N Poquito Valley, Prewscott Valley, AZ 86314
- 6. Acceptance of the above Offer and/or Counter Offer is contingent upon agreement to the following:
- 7. As stated in Paragraph 3g, lines 124-126 and Paragraph 3h, lines 127-129 of the
- 8. Residential Resale Real Estate Purchase Contract, the buyer and seller are in agreement
- 9. that the existing road assessment is to paid in full by the seller at the close of
- 10. escrow.
- 11. _____
- 12. Note: Contrary to the Pre-Qualification Form, the Buyer does not have a middle initial
- 13. in her name. Buyer's full legal name is Elini Vilardi. Escrow and Lender are
- 14. instructed to DELETE the middle initial from the buyer's name.
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____

25. Time for acceptance: Unless acceptance of this Counter Offer is signed by all parties and a signed copy delivered pursuant to Section 8m of the Contract and received by the originating party's Broker named in Contract Section 8r or 9a as applicable

27. by 09/21/2011 at 10:00 a.m. p.m., Mountain Standard Time, this Counter Offer shall be considered withdrawn.

28. Except as otherwise provided in this Counter Offer, the Parties accept and agree to all terms and conditions of the above offer /

29. counter offer. Until this Counter Offer has been accepted in the manner described above, the Parties understand that the Premises

30. can be sold or leased to someone else or either Party may withdraw the offer to buy, sell, or lease the Premises. The undersigned

31. acknowledges receipt of a copy hereof.

32. Elini Vilardi Date: 09/20/11 Time: 9:05 pm

33. Seller Buyer Landlord Tenant

34. _____ Date: _____ Time: _____

35. Seller Buyer Landlord Tenant

RESPONSE

37. An additional Counter Offer is attached, and is incorporated by reference. If there is a conflict between this Counter Offer and the

38. additional counter offer, the provisions of the additional counter offer shall be controlling.

39. Thomas J Giallanza Deputy Receiver Date: 9/21/11 Time: 10:30 A.M.

40. Seller Buyer Landlord Tenant RECEIVED

41. _____ Date: _____ Time: _____

42. Seller Buyer Landlord Tenant

ACCEPTANCE

44. The undersigned agrees to the terms and conditions of this Counter Offer and acknowledges receipt of a copy hereof.

45. _____ Date: _____ Time: _____

46. Seller Buyer Landlord Tenant

47. _____ Date: _____ Time: _____

48. Seller Buyer Landlord Tenant



ADDENDUM 1

Document updated:
June 1993



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



- 1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
- 2. This is an addendum to the Contract dated September 21, 2011 between the following Parties:
MO/DA/YR
- 3. Seller/Landlord: Thomas J Giallanza, Deputy Receiver, Seller
- 4. Buyer/Tenant: Elini Vilardi,
- 5. Premises: 10150 N Poquito Valley, Prescott Valley, AZ ~~86314~~ 86315 *TJV*

6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:

7. Point of clarification: The parties agree to the following corrections.

- 8.
- 9. 1. Correct the spelling of the word Prescott on all documents related to this
- 10. transaction where it might be misspelled.
- 11.
- 12. 2. The correct Zip Code where the property is located is 86315 and shall be
- 13. considered corrected on all documents related here to.
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42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

- 43. Elini Vilardi 10/26/11
- 44. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
- 45. Landlord Tenant Landlord Tenant
- 46. Thomas J Giallanza 10/27/11
- 47. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
- 48. Landlord Tenant Deputy Receiver Landlord Tenant

49. **For Broker Use Only:**
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR

