

BLACK & CO., INC.

HOWARD BLACK, *Broker*

BARNES

PORTER SPRINGS

LOCATION: Porter Mountain Road 3 ½ miles from Lakeside

LEGAL: See Attached

ACREAGE: 198.45 as per ALTA Survey Murphy Engineering Group

WATER: 44 acre feet for recreation
3 acre feet for domestic use

PROPERTY TAXES; 311-20-006A Tax is based on Ag valuation

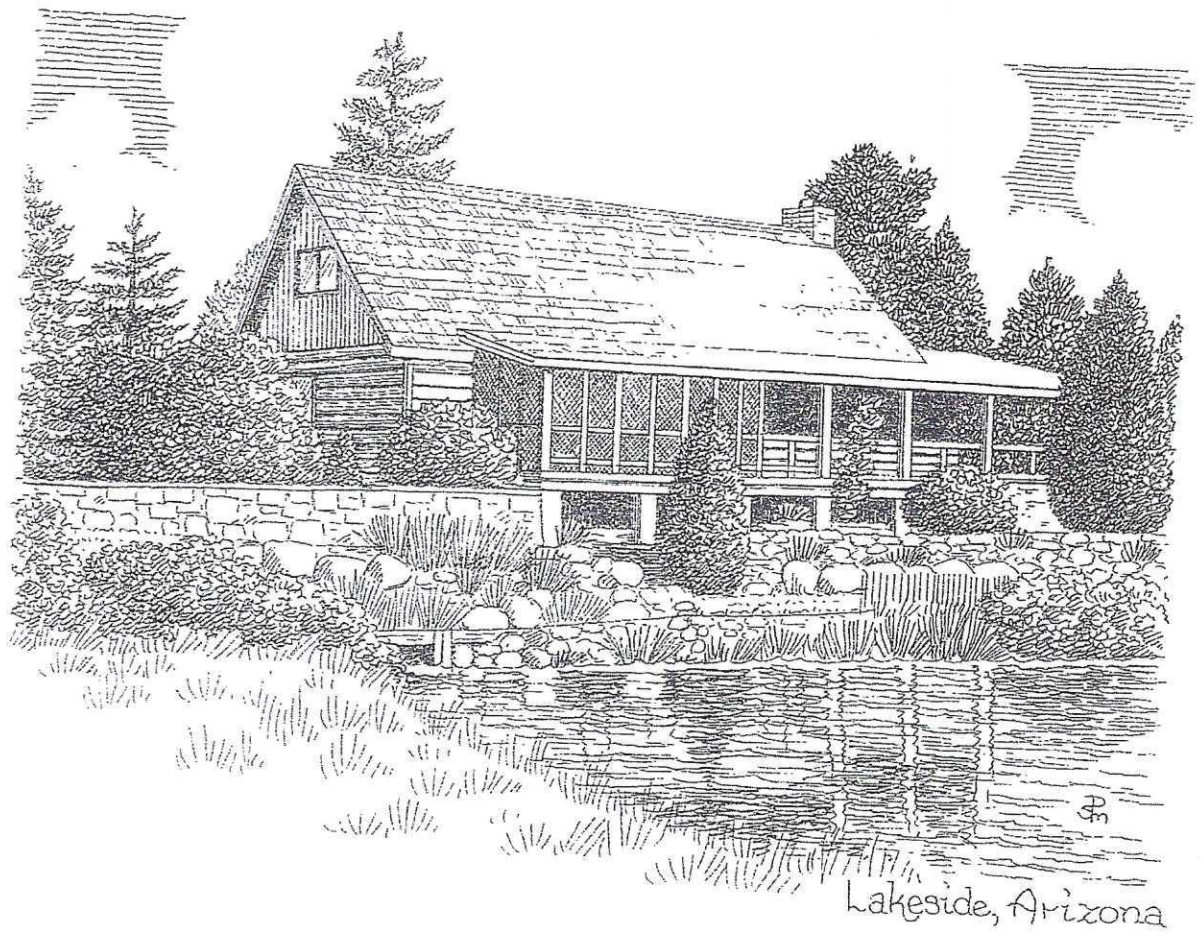
PRICE: \$10,000,000.00

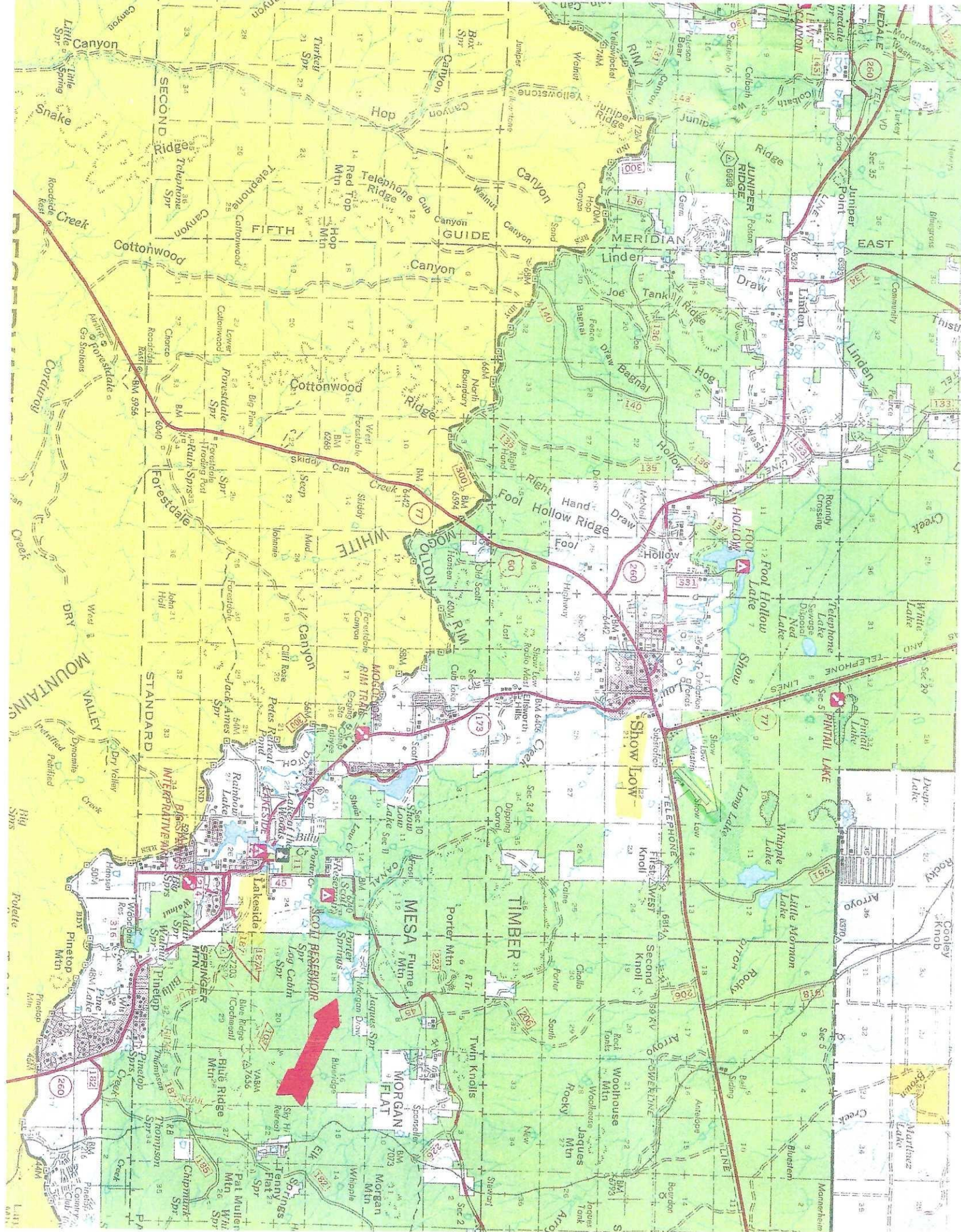
TERMS: Cash or terms acceptable to Seller

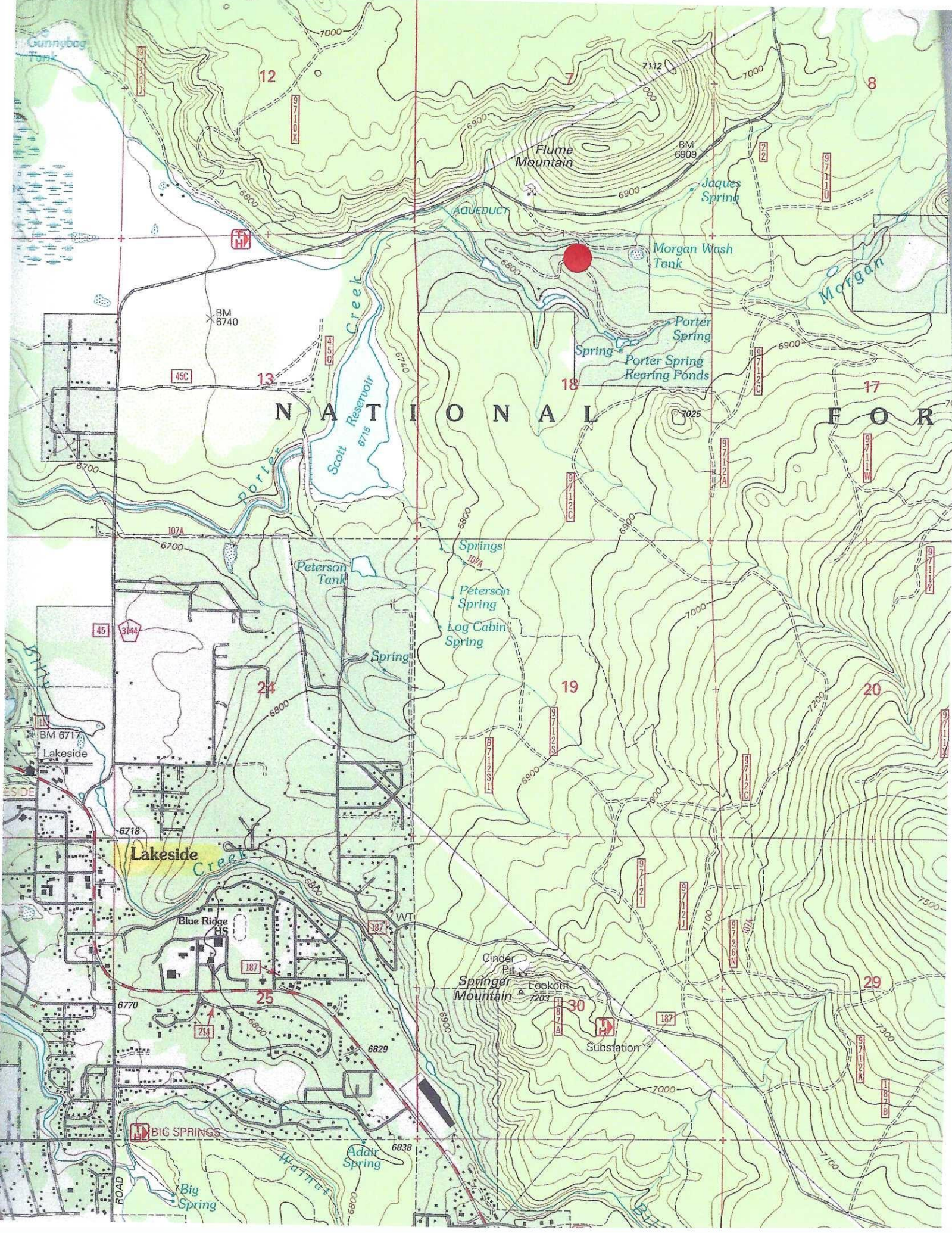
PRESENTED BY: BLACK & CO., INC
Howard Black, Broker
480-201-6611
hblack@centurylink.net

Shown by appointment only to qualified buyers. This offering is subject to price change, prior sale or withdrawal from the market without notice.

The information in this packet deemed reliable but not guaranteed.
Buyer to verify all information.







LEGAL DESCRIPTION

Parcel No. 1

*Northwest quarter of the Northwest quarter of Section 18,
Township 9 North, Range 23 East of the Gila and Salt River
Base and Meridian, Navajo County, Arizona.*

Parcel No. 2

*The West half of the Northeast quarter of Section 18,
Township 9 North, Range 23 East of the Gila and Salt River
Base and Meridian, Navajo County, Arizona.*

Parcel No. 3

*The Northeast quarter of the Northwest quarter of Section 18,
Township 9 North, Range 23 East of the Gila and Salt River
Base and Meridian, Navajo County, Arizona.*

Parcel No. 4

*The Southeast quarter of the Northeast quarter of Section 18,
Township 9 North, Range 23 East of the Gila and Salt River
Base and Meridian, Navajo County, Arizona.*

*Fnd BLM Brasscap
Center of Sec. 18*

*See Detail 'B'
This Sheet—*

1311.35'

1100'00"38"E

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF
A PORTION OF THE NORTH HALF
SECTION 18 T 9 N, R 23 E, G. & S.R.M.,
NAVAJO COUNTY, ARIZONA
APN 211-20-001
APN 211-20-002
APN 211-20-003
APN 211-20-004

LEGEND

- Found Section Corner as Noted
- Found Quarter Section Corner as Noted
- Found Monument as Noted
- ESMT. Easement
- BLM Bureau of Land Management
- Fnd Found
- Cor. Corner
- CMP Corrugated Metal Pipe
- MP Metal Pipe
- W.C. Witness Corner
- OP Overhead Power
- Power Pole
- Guy Wire
- Barb Wire Fence
- Jeep Trail
- Dirt Road
- Marsh Area
- Lake

EASEMENTS AND ENCUMBRANCES OF RECORD

REFERENCE:
TRANSACTION TITLE INSURANCE COMPANY
FILE NO. 01379852

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN DKT 203, PG 522, NOR FOR ROADWAY. - NOT LOCATABLE, BUT MAY EFFECT PROPERTY
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN DKT 215, PG 236, NOR FOR PIPELINES. - NOT LOCATABLE, BUT MAY EFFECT PROPERTY
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN DKT 397, PG 322, NOR FOR PIPELINES. - NOT LOCATABLE, BUT MAY EFFECT PROPERTY

SURVEYOR'S CERTIFICATION

TRANSACTION TITLE INSURANCE COMPANY - AN ARIZONA COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A., ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, 7a, 8, 10, 11 TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

JOHN P. MURPHY

AZ RLS NO. 13005

NO.	DESCRIPTION	DATE
1	COMMENTS	0/0/0
	COMMENTS	

REVISIONS



Murphy Engineering Group

1801 W. DEUCE OF CLUBS, SUITE 230
SHOW LOW, ARIZONA 85901
PH. (520) 537-7218
FAX (520) 537-8422

Civil Engineering • Land Surveying

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

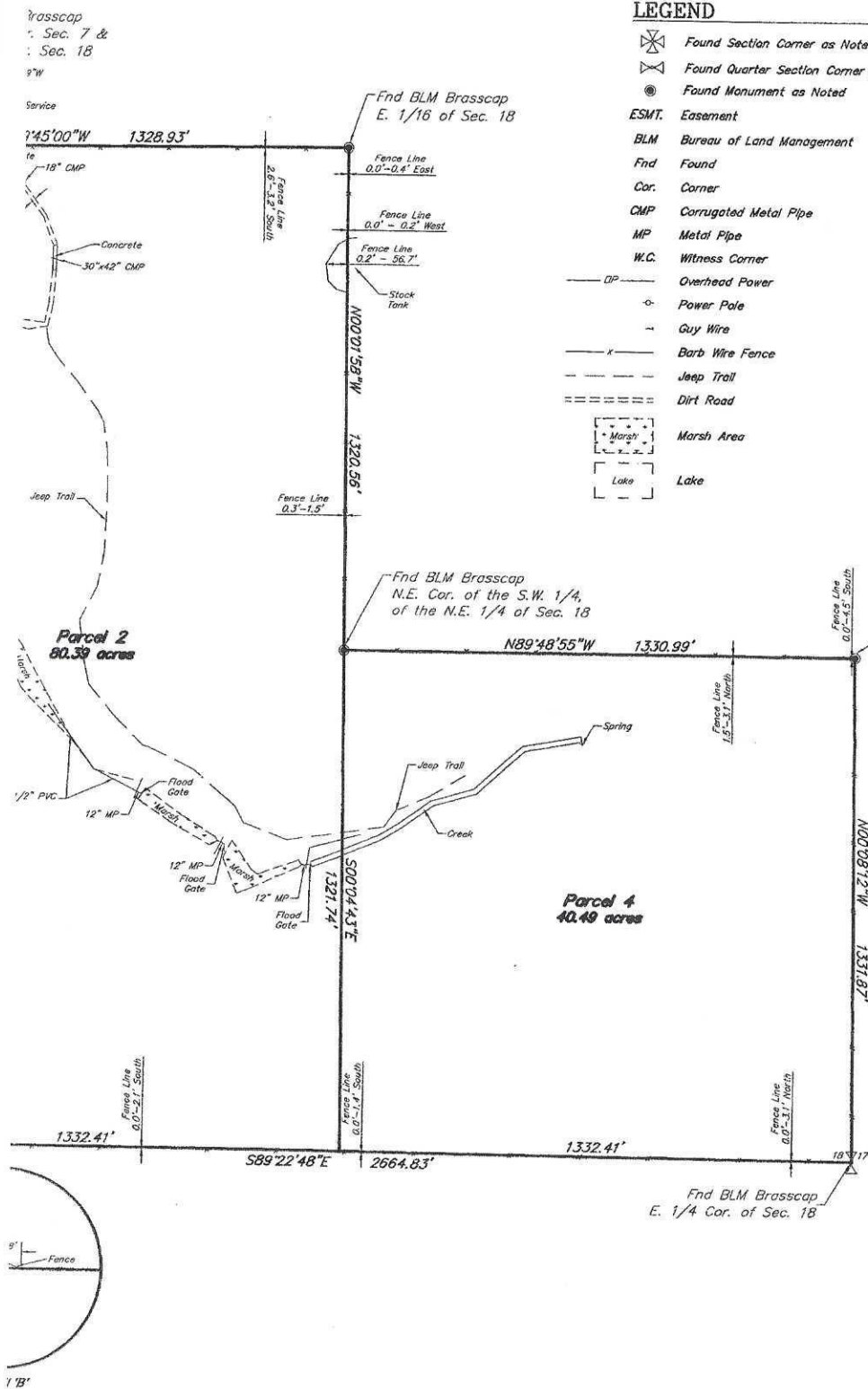
APN 211-20-001, 002, 003, 004
Section 18, Township 9 North, Range 23 East, Gila & Salt River
Base & Meridian, Navajo County, Arizona

DRN: W.W.F.	DATE: 9/04	JOB NO.	SHEET
DES: W.W.F.	DATE: 9/04	0661	1 OF 1
CHD: J.P.M.	DATE: 9/04		

DRAWING NAME: ALTA.DWG

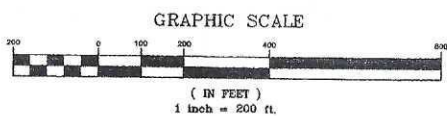
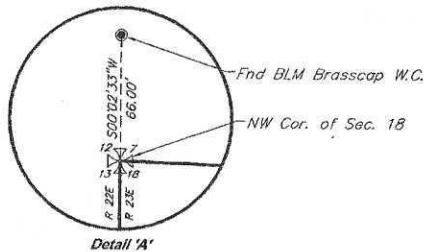
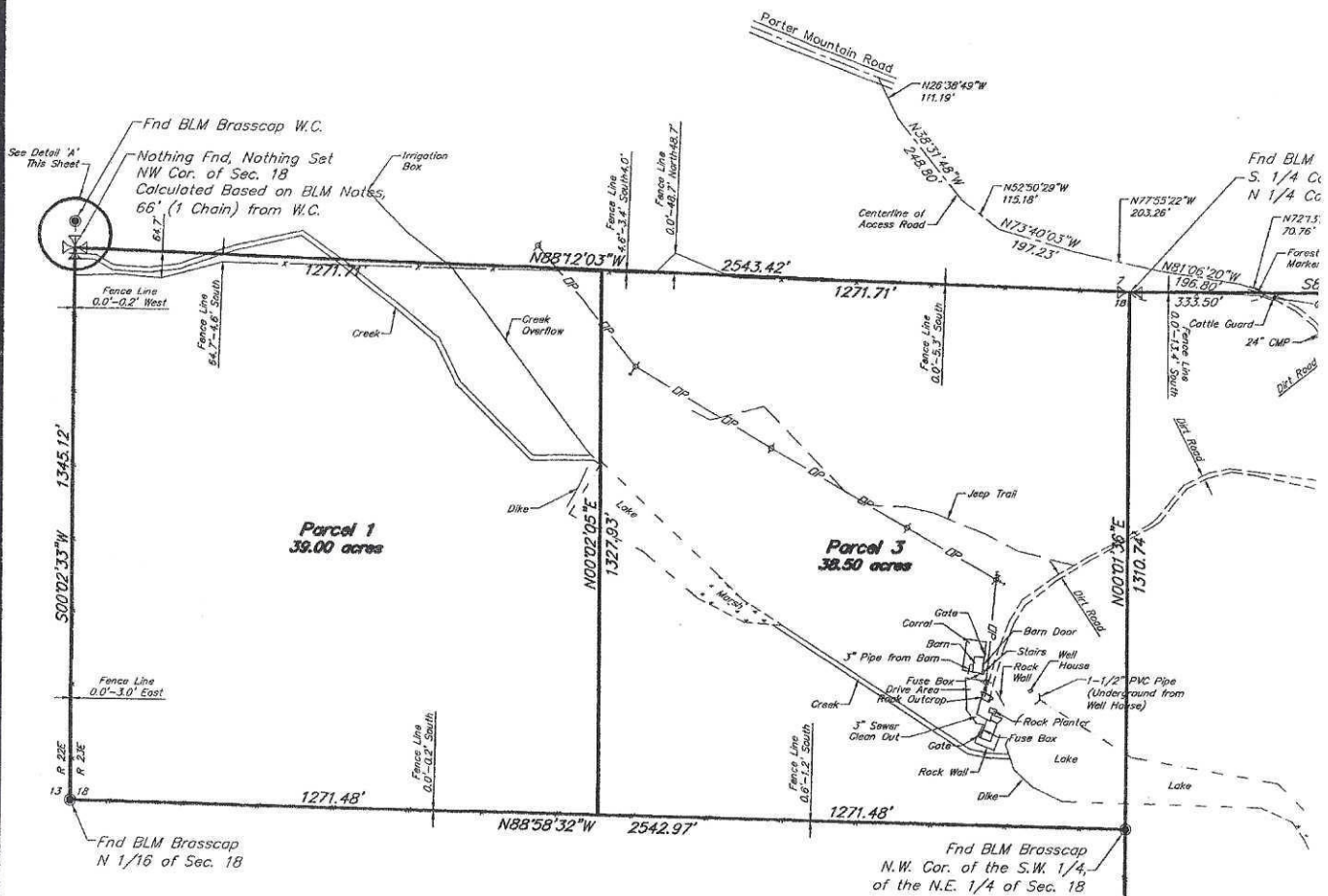


FEE#
RECORDED AT THE REQUEST OF:
ON _____ AT _____ A.M. / P.M.
IN BOOK _____ OF SURVEYS, AT PAGE(S)
OFFICIAL RECORDS OF NAVAJO COUNTY, ARIZONA
_____, RECORDER



IS OF SURVEY

of Land Management Survey of Sections 17
Township 9 North, Range 23 East, Gila &
ver Base & Meridian, Navajo County,
s Officially Filed 9-16-1970.



LEGAL DESCRIPTION

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Northwest quarter of the Northwest quarter of Section 18, Township 9 North, Range 23 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona.

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Fnd BLM Brasscap
Center of Sec. 18

See Detail 'B'
This Sheet

Fnd BLM Brasscap
Center of Sec. 18

Det.

BASIS OF BEARING

THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, T9N, R22E, G&SRM, NAVAJO COUNTY, ARIZONA, BETWEEN THE N 1/4 CORNER AND THE NE CORNER OF THE NW QUARTER OF THE NE QUARTER OF SAID SECTION 18, SAID BEARING BEING N 89°45'00\"/>

BA:

Bureau
and
Salt
Ariz.

ARIZONA DEPARTMENT OF WATER RESOURCES
SURFACE WATER RIGHTS

MAIL TO: P.O. BOX 458
PHOENIX, ARIZONA 85001-0458
500 North Third Street
Phoenix, Arizona 85004-3903
Telephone (602) 417-2442
Fax (602) 417-2424

REGISTRY NO. OF ORIGINAL FILING 36-66961

DATE June 14, 1978

AMENDMENT

STATEMENT OF CLAIM OF RIGHT TO USE PUBLIC WATERS OF THE STATE OF ARIZONA

1. Claimant THE EVANS TRUST, as defined on Schedule 1 Telephone 520-774-0770
Address 1415 North Rim Drive City Flagstaff State AZ Zip 86001

2. Type of water source and name Porter Springs
a tributary to _____ within the Little Colorado watershed
(For office use only)

3.

Type of Water Use(s)	Annual Use in gallons or acre-feet	Specific Months of Use
Fish/Recreation & Maintenance of Lakes	44.00 AFA	Jan thru Dec
Domestic	3.00 AFA	Jan thru Dec

4. Date the water was first used beneficially (month/day/year) prior to 00/00/1900

5. Landowner at place(s) of use Same as claimant

6. Location of point of water diversion: County Navajo

Lot _____ or _____ $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 9N N/S, Range 23E

7. Location of place(s) of water use: County Navajo

Lot _____ or _____ $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 9N N/S, Range 23E

Lot _____ or _____ $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 9N N/S, Range 23E

8. Legal basis for the claim (attach any documents being filed in support of claim): Appropriation to beneficial use and transfer of right from other lands with approval of State Land Department under instrument dated June 12, 1964

The information contained herein is true and correct to the best of my (our) knowledge.

STATE OF ARIZONA)
County of _____)

SEE SIGNATURE ADDENDUM ATTACHED HERETO

SUBSCRIBED AND SWORN to before me this _____ day of _____, 19____

My commission expires _____

Notary Public

+ OLD REPUBLIC TITLE, MN1, BIBR

05/09/2019 01:07PM 0143

INVESTIGATIVE SEARCH RESULTS**NAVAJO, AZ****PAGE 1 OF 2****SEARCH PARAMETERS**

PARCEL: 311-20-006A

PARCEL: 311-20-006A 4

OWNER: BARNES EUELL LYLE
 SITUS: 8889 PORTER MOUNTAIN RD
 MAIL: PO BOX 489
 QUEEN CREEK AZ 85142

LEGAL: SECTION 18, T9N, R23E: COMM N4 COR SEC 18; TH N89°45'00 E 1328.93'; TH S0°01'58 E 1320.56' TPOB; TH S89°48'55 E 1330.99'; TH S0°08'12 E 1331.87'; TH N89°22'48 W 2664.83'; TH N0°00'38 E 1311.35'; TH N88°58'32 W 1271.48'; TH N0°02'05 E 663.96'; TH S88°35'17 E 1271.57'; TH S63°37'41 E 1484.47' TPOB. LESS SE4 NE4. OUT OF 211-20-001 & 003 FOR2006ROLL ALSO: SECTION 18, T9N, R23E: NW4 NW4 ALSO: SECTION 18, T9N, R23E: SE4 NE4 ALSO: SECTION 18, T9N, R23E: COMM N4 COR SEC 18, TPOB; TH N89°45'00 E 1328.93'; TH S

CURRENT TAXES
INFORMATION THROUGH
 04/30/2019

	LAND	IMPR	EXEMPT	RATE	AREA	SPECIAL DISTRICTS
PRIMARY	14,411	0	0	7.0523	3290	10350 11212 11900 14900 15728
SECONDARY	3,080	14,062	0	6.0162		30000
2018 TOTAL TAX BILLED				1,883.96		
2018	TAX AMT	TAX DUE	INTEREST	DATE PAID		TOTAL DUE
FIRST HALF	941.98	0.00	0.00	10/22/2018		0.00
SECOND HALF	941.98	0.00	0.00	10/22/2018		0.00
TOTAL CURRENT TAXES DUE 05/19			0.00			
06/19			0.00			

BACK TAXES
INFORMATION THROUGH
 04/30/2019

NO BACK TAXES

ASSESSMENTS

NO ASSESSMENTS

IMPROVEMENTS

SINGLE FAMILY HOME		PHYSICAL CONDITION	ABOVE AVERAGE
BLDG SQFT	1,209	FULL CASH VALUE	171,266
YEAR BUILT	1966	LAND USE	47 15
NUMBER OF STORIES	1.0	LOT SIZE	200.000 ACRES
STORIES HEIGHT	8	SCHOOL DISTRICT	3290
EXTERIOR WALLS		LAND FULL CASH VALUE	30,646
GRADE MATERIALS		IMPR FULL CASH VALUE	140,620
AGRICULTURAL UTILITY BLDG		PHYSICAL CONDITION	AVERAGE
BLDG SQFT	1,037	FULL CASH VALUE	171,266
YEAR BUILT	1968	LAND USE	47 15
NUMBER OF STORIES	2.0	LOT SIZE	200.000 ACRES
STORIES HEIGHT	8	SCHOOL DISTRICT	3290
EXTERIOR WALLS		LAND FULL CASH VALUE	30,646
GRADE MATERIALS		IMPR FULL CASH VALUE	140,620

+ OLD REPUBLIC TITLE, MN1, BIBR		NAVAJO, AZ
05/09/2019 01:07PM 0143	INVESTIGATIVE SEARCH RESULTS	PAGE 2 OF 2

SINGLE FAMILY HOME		PHYSICAL CONDITION	AVERAGE
BLDG SQFT	716	FULL CASH VALUE	171,266
YEAR BUILT	1968	LAND USE	47 15
NUMBER OF STORIES	1.0	LOT SIZE	200.000 ACRES
STORIES HEIGHT	8	SCHOOL DISTRICT	3290
EXTERIOR WALLS		LAND FULL CASH VALUE	30,646
GRADE MATERIALS		IMPR FULL CASH VALUE	140,620

SALES

NO SALES

ADDITIONAL PROPERTY INFORMATION

STANDARD LAND USE: RANCH

END SEARCH