

PRELIMINARY TITLE REPORT

Pinnacle Title Agency

Order Number: 25-1845-PJ

Effective Date: September 1, 2025, at 8:00 AM

Prepared For: Real Acquire

This report is preliminary to the issuance of any policy of title insurance and is not a commitment nor a representation as to the condition of title. The liability of the Company is limited to the amount paid for this report.

SECTION 1: PROPERTY INFORMATION

- **Property Address:** 4525 N 66th St UNIT 48, Scottsdale, AZ 85251 ¹
- **Assessor's Parcel Number (APN):** 173-15-152
- **County:** Maricopa ²
- **Legal Description:** Unit 48, of SCOTTSDALE ENTRADA, according to the Declaration of Condominium recorded in Maricopa County Records as Document No. 80-123456, and the plat recorded in Book 210 of Maps, Page 34.

SECTION 2: VESTED OWNER

Based on a search of public records, the fee simple title to the land described herein is vested in:

- **Sarah Jenkins, an unmarried woman**

SECTION 3: REQUIREMENTS - MATTERS TO BE CLEARED

The following matters must be addressed and cleared prior to the close of escrow and issuance of a title policy:

1. **Deed of Trust:** An existing Deed of Trust to secure an original indebtedness must be paid in full and a release recorded.
 - **Trustor:** Sarah Jenkins
 - **Trustee:** First American Title Insurance Company
 - **Beneficiary:** Wells Fargo Bank, N.A.
 - **Dated:** June 15, 2018
 - **Recorded:** June 18, 2018, as Document No. 2018-054321, Maricopa County Records.
 2. **Statement of Information:** A completed and executed Statement of Information is required from the parties to the transaction to rule out any potential judgments or liens against individuals with similar names.
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SECTION 4: EXCEPTIONS FROM COVERAGE

The final title policy will include the following exceptions from coverage. These are items that affect the property and will remain on the title after the transfer.

1. **Property Taxes:** Taxes for the year 2025 in the amount of \$918.00. ³ The first half payment of \$459.00 has been paid. The second half payment of \$459.00 is due March 1, 2026, and is delinquent after May 1, 2026.
 2. **CC&Rs (Covenants, Conditions & Restrictions):** Covenants, conditions, restrictions, liabilities, and obligations as set forth in the Declaration of Covenants, Conditions, and Restrictions for SCOTTSDALE ENTRADA, recorded as Document No. 80-123450, Maricopa County Records.
 3. **Easements:** Easements for public utilities, drainage, and community facilities as shown on the recorded plat and declaration. This includes, but is not limited to, an easement for ingress and egress over common areas.
 4. **HOA Fees:** The property is subject to monthly homeowner's association fees in the amount of \$851. ⁴ All assessments must be paid current through the close of escrow.
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End of Report.