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CRP/CRE Homes, LLC

PM BROKERED LISTING Sales Checklist

SALES AGENT: Read the details/instructions for each numbered item on this checklist to create a properly executed listing agreement

Community: Superstiton Sunrise Lot# 1052

Seller(s): Thomas J Welti &

1. ✓ **Listing Agreement** (*Sales Agent:* DO NOT leave any portion of this form blank. This listing is a binding **Contract**)
2. ✓ **Listing Agreement Addendum** (Use to change selling price, commission %, expiration renewal or other changes to original listing)
3. ✓ **Copy of valid title(s)** (Make a copy of original or use lien holder copy)
4. ✓ **Seller's Information Sheet** (*Sales Agent:* This form contains important details, specifically for proceeds & **MUST** be completed)
5. ✓ **Seller's Closing Information Acknowledgment** (*Sales Agent:* The seller understands & agrees to the process of listing & selling)
6. ✓ **Seller's Driver's licenses/State issued I.D.** (*Sales Agent:* Make two clear COLOR copies)
7. ✓ **SPDS - Seller's Property Disclosure Statement** (This legal form gives the buyer an overview of potential issues with the home)
8. ✓ **PM Agency Disclosure Statement** (Seller & buyer agree that the sales agent will represent both parties)
9. ✓ **Privacy Policy & Consent Form** (Seller consents that we will share their information with parties involved with the sale)
10. ✓ **Seller's Power of Attorney** (wet signed & notarized) One for each section of the home
11. ✓ **Authorization for Payoff from Sellers** (*Sales Agent:* **Remove if not applicable & mark checklist N/A** (wet signed & notarized)
12. ✓ **Utility Transfer Information** (Request this from the resort and insert in to this packet to have it for the listing signing)
13. ✓ **Lead Base Paint Disclosure** (Use if home was built prior to 1978. **Remove if not applicable & mark checklist N/A**)
14. ✓ **"AS-IS", Mold Addendum** (Use if seller discloses presence of mold. **Remove if not applicable & mark checklist N/A)**
15. ✓ **Items that Convey** (Inform seller the items checked MUST remain in the home when sold)
16. ✓ **Items that Do Not Convey** (Inform seller to list the items that will be removed with the sale of the home)
17. ✓ **Verification of Taxes Paid** (Verify who searched for info & print a copy of tax receipt from county website. Include in the file)
18. ✓ **Site Compliance Inspection Form** (*Sales Agent:* Submit this form to Resort Mgr at listing. Keep signed form in the file)
19. ✓ **Site Information Sheet** (Use this form during visit for listing of home. Use as guide for creating the ad in Elements)
20. N/A **Trust Documents** (Use only if the home is in a Trust. **Remove if not applicable & mark checklist N/A**)
21. N/A **Death Certificate** (Verify name(s) on titles & request original certificate. **Remove if not applicable & mark checklist N/A**)

SALES AGENT LISTING COMPLIANCE: Every document in this listing provides protection to both the seller and broker and details in writing what each can or cannot do and the responsibilities and liabilities of each in trying to sell the home. After the listing is signed by seller(s), each numbered item on this checklist must be filed in your listing folder in the order above. If a form is not applicable write N/A next to the item. The listing or sale of a brokered home can not take place without a properly executed listing agreement and title. Cobblestone Regional Sales Manager & Compliance Officer reserves the right to audit your files at any time.

Roxana Fador

Listing Prepared by (Sales Agent Name)

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

CRP/CRE Homes, LLC (DEALER)
1400 N. Gilbert Rd. Ste G2 Gilbert,
AZ 85234

LISTING AGREEMENT

EXCLUSIVE AUTHORIZATION TO SELL MOBILE OR MANUFACTURED HOME

Year 1998 Make Malib Model _____ Width 11 Length 35 Beds 1 Baths 1

VIN (Side 1) 46NPB3525W6003571 (Side 2) _____ (Side 3) _____

Tax Amount Paid $59.40 Lien Amount _____ Lienholder: _____

Seller 1 Name Thomas J Welti Seller 2 Name _____

Sellers Address 702 S Meridian Rd #1052 City Apache Junction State AZ Zip 85120

Seller 1 Phone 507-273-9690 Seller 2 Phone _____

Seller 1 Email thomaswelti452@gmail.com Seller 2 Email _____

Community Superstiton Sunrise Lot# 1052 Current Lease Amount $950

Lot Size 385 Property Address 702 S Meridian Rd, Apache Junction AZ, 85120

Special Instructions: _____

This Exclusive Authorization to Sell Mobile/Manufactured Home (Listing Agreement) constitutes the authority for the above-listed Dealer to sell on the above-listed Owner/Sellers' behalf, the above-described property on the terms as quoted herein:

1. Dealer is hereby authorized to negotiate for the sale of, and sell, said property for the amount of $ 25,000.00 at its present location.
2. Owners/Sellers (hereinafter "Owner" or "Seller") agree to deliver said property to purchaser free and clear of all liens, including taxes, assess-ments, licensing fees, etc., including ground rental paid to the date of delivery, and that said property is free and clear of all judgments or encum-brances, other than as indicated above, including any personal property being sold herewith.
3. Evidence of title will be furnished in the form of current certificate of title.
4. Dealer is authorized on behalf of the Owner, to accept the offer of any purchaser, which shall be in accordance with the terms of this Agreement, and to execute a contract of sale on behalf of the Owner, which will be binding on Owner.
5. Dealer is further authorized to negotiate for the sale of and to sell described property for such lesser sum or upon such different terms, if the Owner agrees to such changes in writing.
6. The exclusive right to advertise said property is granted to Dealer. Advertisement may be done by insertion of ads in newspapers and web-based internet sites, the placing of a "For Sale" sign on the property or by such other means of advertising as are commonly used together with the right to exhibit said property at reasonable hours to prospective purchasers. If, by mutual consent, the above described property is to be with-drawn from sale before the expiration date of this listing contract, owner agrees to pay Dealer one and one-half percent (1 ½ %) of the listed price or $1,000.00 (one thousand dollars), whichever is greater, on said property as liquidated damages to reimburse Dealer for advertising, sales costs, and losses incurred as the result of early termination of this Listing Agreement.
7. If a sale or exchange of the property is made with a purchaser procured by Dealer, by Owner, or by any other person, at the price or upon the terms specified herein, or at any other terms and price accepted by the Owner during the life of this Listing Agreement (or within three (3) months after termination of this Listing Agreement and whose name Dealer has provided in writing to Owner prior to termination of this Agreement), the Owner agrees to pay Dealer a commission. The commission charged will be:

   6 % of the Purchase Price Minimum payment of $ 1,500.00 (Whichever is greater)

8. For the payment of said commission, which shall be due and payable upon consummation of any contract to sell or sale made hereunder, Dealer shall have an equitable lien upon said property therefore, and upon proceeds in whole or in part of said sale.
9. While this agency continues, Owner agrees not to lease, rent, sell or negotiate for the sale of said property, except through Dealer, and not give any broker, firm or other person authority to sell, or negotiate for the sale of said property. Owner agrees to refer to Dealer all inquiries received concerning sale of said unit. This is an exclusive listing agreement and only Dealer is permitted to sell the property on Owner's behalf during the life of this Agreement.
10. In the event any buyer forfeits earnest money paid by him/her, it will be equally divided between Owner and Dealer, to compensate Dealer for work performed and efforts set forth under this Listing Agreement.

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11. No deductions shall be made of the amount of the commission due and to be paid to Dealer if Owner accepts as part of consideration other property of any kind in trade.
12. Possession of the above-described property is to be delivered to the Purchaser by the time of consummation of the sale and transfer of title, unless Purchaser and Owner agree otherwise in their Purchase Contract. Owner accepts liability for maintaining and delivering property in similar condition as offered for sale. Purchaser or his representative has the right to enter and inspect property, and acknowledge that all equipment is in working order.
13. The following personal property will be included with the sale of the above property:

_____

_____

14. Owner certifies that there are no rights of first refusal to purchase this home in existence in favor of anyone (**including but not limited to owner's landlord**) except:

_____

15. The undersigned fully understands and agrees that this is a legal binding contract and further acknowledges that he/she fully understands all the terms and conditions as herein stated. Owner acknowledges by executing this contract, that he/she is employing Dealer to act as his/her agent for the purposes set forth herein.
16. Should any dispute or litigation arise in relation to this Listing Agreement/related in any way to this Listing Agreement, the parties here-by waive their right to trial by jury and agree that any such dispute may be tried before a judge sitting without a jury. Further, the parties here to agree that the prevailing party in any litigation arising out of or related in any way to this Listing Agreement shall be entitled to an award of its reasonable attorneys' fees and to its court costs.
17. This Listing Agreement is governed by Arizona law.
18. The expiration date of this Listing Agreement is set forth below.

THE LISTING WILL EXPIRE 10/24/2026 **. RECEIPT OF A COPY OF THE ABOVE EXCLUSIVE LISTING IS HEREBY ACKNOWLEDGED.**

Seller's Signature: Signed by: Thomas Well CF91C7EC82A44A7... Date: 7/24/2026

Seller's Signature: _____ Date: _____

Address: 702 S Meridian Rd #1052 City Apache Junction State AZ Zip 85120

In consideration of the above, Dealer agrees to endeavor to sell or exchange the Mobile or Manufactured Home in accordance with the terms and conditions set forth herein.

Roxana Fador — Sales Agent

7-24-26 — Date

DocuSigned by: Halinda Tenakhongva B0EA0F9C06EF4F5... — Authorized CRP/CRE Agent

8/7/2026 — Date

Copy to seller, Original in file.

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CRP/CRE Homes, LLC (DEALER)
1400 N. Gilbert Rd. Ste G2
Gilbert, AZ 85234

PM LISTING AGREEMENT AMENDMENT

(Only used to update this listing with changes below)

Broker: **CRP/CRE Homes, LLC (DEALER)**

Seller: Thomas J Welti

Seller: _____

The Broker and Seller agree to the following modifications to the Original Exclusive Listing Agreement regarding the home described below:

VIN (Side 1): 46NPB3525W6003571 (Side 2)_____ (Side 3)_____

Make: Malib Model:_____ Year: 1998

Community Name: Superstiton Sunrise Lot #: 1052

Address: 702 S Meridian Rd, Apache Junction AZ, 85120

☐ The Listing agreement termination date has been extended to _____ day of_____, 20____.

☐ The revised selling price is $ _____.

☐ The commission rate to be _____% of the sales price, or minimum of $ _____.

☐ Other:_____

_____.

Broker and Seller agree to the above referenced modifications which will amend these terms only on the Original Exclusive Listing Contract. All other non-conflicting provisions, conditions and terms as stated on the Original Exclusive Listing Contract to remain unchanged and in full effect.

Seller Signature _____ Date _____

Seller Signature _____ Date _____

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ARIZONA CERTIFICATE OF TITLE

ADOT
Motor Vehicle Division
48-7200 R01/16 azdot.gov

Inventory Control
39713291

Vehicle Identification Number	Year	Make	Model	Body Style
46NPB3525W6003571	1998	MALIB		PT

First Registered	List Price	Mobile Home Manufacturer	Unit Number
	016740	CAVCO INDUSTRIES INC	11X35

WELTI JOINT TRUST
702 S MERIDIAN RD LOT 1052
APACHE JUNCTION AZ 85120-6482

Title Number	Issue Date	Film Number	Odometer Reading (no tenths) *
133E019007005	01072019	U007133E03	

Previous Title Number	State	Issue Date	Previous Film Number
T4MT980070053	AZ	01081998	8007726M06

* A - Actual Mileage
B - Mileage in excess of the odometer mechanical limits
C - NOT Actual Mileage, WARNING ODOMETER DISCREPANCY

Arizona Brands

Previous Brand	State	Previous Brand	State	Previous Brand	State	Other States With Brands
ADDITIONAL BRAND INFORMATION WILL BE PRINTED HERE IN THE FUTURE.						

Owners/Lessees

WELTI JOINT TRUST TRUS

THOMAS JOSEPH WELTI OR

JACQUELYN ANN WELTI

Lienholder(s) as of print date. (Additional liens may exist. Check Motor Vehicle Inquiry on https://servicearizona.com to find all current liens.)

LIEN RELEASE

Lienholder Name		Acknowledged before me this date.	Notary Public Signature		
Lien Amount	Lienholder Signature	Date	County	State	Commission Expires

VOID WITHOUT EAGLE WATERMARK OR IF ALTERED OR ERASED

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Federal and State law require that the seller states the vehicle mileage upon transfer of ownership. Failure to complete the odometer statement, or providing a false statement, may result in fines and/or imprisonment. The buyer has **15 business days** to apply for a new vehicle title in order to avoid penalty charges, whether or not the vehicle is being used. This time period is subject to legislative change.

TRANSFER OF OWNERSHIP

Seller must complete this section and give title to the new owner.

Buyer Name (printed) | Sale Date

Street Address | City | State | Zip

New Lienholder Driver License or EIN | New Lienholder Name and Street Address (if no lien, write NONE) | Lien Date

Odometer Reading (no tenths) ☐ miles ☐ kilometers

☐ Mileage in excess of the odometer mechanical limits.
☐ NOT Actual Mileage, WARNING – ODOMETER DISCREPANCY

I certify to the best of my knowledge that the odometer reading is the actual mileage unless one of the boxes above is checked.

Seller Name (printed) | Dealer Number | Seller Signature

Street Address | City | State | Zip

Acknowledged before me this date | Notary Public or MVD Agent Signature

Date | County | State | Commission Expires

I am aware of the above odometer certification made by the seller.

Buyer Name (printed) | Buyer Signature

DEALER REASSIGNMENT

Buyer Name (printed) | Sale Date

Street Address | City | State | Zip

New Lienholder Driver License or EIN | New Lienholder Name and Street Address (if no lien, write NONE) | Lien Date

Odometer Reading (no tenths) ☐ miles ☐ kilometers

☐ Mileage in excess of the odometer mechanical limits.
☐ NOT Actual Mileage, WARNING – ODOMETER DISCREPANCY

I certify to the best of my knowledge that the odometer reading is the actual mileage unless one of the boxes above is checked.

Dealership Name | Dealer Number | Agent Name | Agent Signature

I am aware of the above odometer certification made by the seller.

Buyer Name (printed) | Buyer Signature

DEALER REASSIGNMENT

Buyer Name (printed) | Sale Date

Street Address | City | State | Zip

New Lienholder Driver License or EIN | New Lienholder Name and Street Address (if no lien, write NONE) | Lien Date

Odometer Reading (no tenths) ☐ miles ☐ kilometers

☐ Mileage in excess of the odometer mechanical limits.
☐ NOT Actual Mileage, WARNING – ODOMETER DISCREPANCY

I certify to the best of my knowledge that the odometer reading is the actual mileage unless one of the boxes above is checked.

Dealership Name | Dealer Number | Agent Name | Agent Signature

I am aware of the above odometer certification made by the seller.

Buyer Name (printed) | Buyer Signature

DEALER REASSIGNMENT

Buyer Name (printed) | Sale Date

Street Address | City | State | Zip

New Lienholder Driver License or EIN | New Lienholder Name and Street Address (if no lien, write NONE) | Lien Date

Odometer Reading (no tenths) ☐ miles ☐ kilometers

☐ Mileage in excess of the odometer mechanical limits.
☐ NOT Actual Mileage, WARNING – ODOMETER DISCREPANCY

I certify to the best of my knowledge that the odometer reading is the actual mileage unless one of the boxes above is checked.

Dealership Name | Dealer Number | Agent Name | Agent Signature

I am aware of the above odometer certification made by the seller.

Buyer Name (printed) | Buyer Signature

No Additional Reassignments Permitted — **Last Buyer Must Apply For Title** — **Void If Altered Or Erased**

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Seller Information Sheet

ATTENTION SALES AGENT: Collect & confirm **ALL** information on this form.

How can the seller be reached for additional information?

Must only **check one** ✓ Here locally for signatures __Mail out information

Seller #1 (as it appears on the title) Thomas J Welti

Driver's License # & State E055-041-731-910 MN *or* passport _____

Date of Birth 02/08/1945

Seller #2 (as it appears on the title) _____

Driver's License # & State _____ *or* passport _____

Date of Birth _____

Seller Contact Information

Phone # 507-273-9690 Phone # _____ Email thomaswelti452@gmail.com

Address where you want mail sent:

150 Orchard Manor Dr SE, Plainview, MN, 55964

Information for Insurance Quote:

Roof Type:

Metal [✓]

Shingle [ ]

Other [ ]

Siding Type:

Aluminum [ ]

Metal [✓]

Vinyl [ ]

Cemplank [ ]

Proceeds Information

IMPORTANT: This information will be used to process a CHECK REQUEST

Check will be made payable to name(s):

Name: Thomas J Welti

Name: _____

Where would you like any Transaction Monies Sent?

PROCEEDS CANNOT BE OVERNIGHTED TO A P.O. BOX ADDRESS

Address: 150 Orchard Manor Dr SE City Plainview State MN Zip 55964

Country: United States

Special instructions: _____

_____

Copy to seller, Original in file.

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CRP/CRE Seller's Closing Information Acknowledgment

For the purpose of having a successful closing on the sale of your home, we ask that you please note the following:

1. Prior to closing date, furnish the agent with the title properly signed (exactly as printed on the front of title). You may sign with a notary at the sales office if one is available. When signing the back of the title, please **DO NOT fill in the new owner's name & address, or date of sale, lien information, or dealer information**. This will be completed by the CRP/CRE Compliance Agent.
2. If your title has a current lien, and CRP/CRE Homes, LLC or a financial institution will be paying off the lien, please request a written payoff amount for **THIRTY(30)** days past closing date, and complete an *Authorization to Payoff* form.

    a. In most cases the lien holder will not furnish the payoff amount to the agent without prior permission from owner. Please contact your lien holder and give permission to send the payoff information. We require payoff information to be in writing from the lien holder.
3. Seller does not have to be present at the closing.
4. Personal property taxes and space rent can not be prorated by the Sales Agent.
5. Please leave house clean inside and out. Everything that was in working order at time of offer, is to be in same or better condition at close, and indicate anything not working at time of offer.
6. You will receive the proceeds for the sale of the home WITHIN **TEN TO FOURTEEN (10-14)** WORKING DAYS FROM THE DATE CRP/CRE HOMES, LLC RECEIVES ALL PROPERLY COMPLETED PAPERWORK. The following steps must be completed:

    a. All funds received from purchaser and/or financial institution are deposited into trust account.

    b. Properly signed titles are received. The check will be made payable to the person or persons listed on title as they appear. If there is a Power of Attorney assigned over Seller or Executor of Estate that will be signing on behalf of Seller or Estate, a certified copy of the legal document giving them this authority will be required as well as a state issued I.D. If a seller(s) is deceased an original death certificate(s) will be required.

    c. All properly signed and completed closing documents are delivered to the CRP/CRE Corporate Office, where the final escrow processing is completed.
7. There may be a delay in RECEIVING YOUR CHECK PAST THE **TEN (10)** WORKING DAYS if any of the following occurs:

    a. Lien release has not been sent to CRP/CRE Homes, LLC. Some lien holders will not issue prior to ten to 15 working days. CRP/CRE Homes, LLC cannot complete sale until the title lien is released.

    b. All funds and documents have not been received by the CRP/CRE Homes LLC Corporate Office.

Community Superstiton Sunrise and Lot # 1052

Seller 1 Name: Thomas J Welti

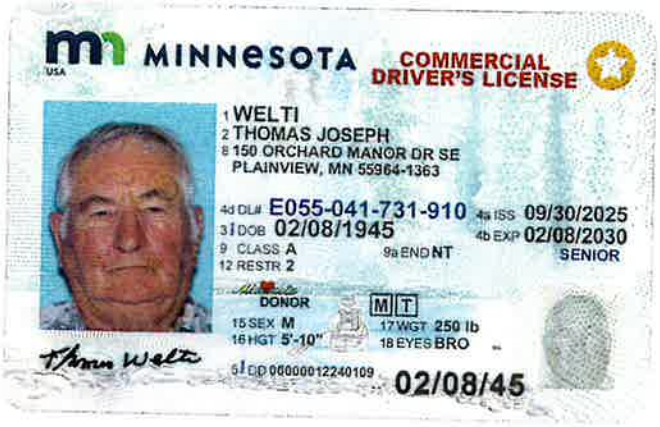
Seller Signature: Signed by: Thomas Welti CF91C7EC82A44A7... Date: 7/24/2026

Seller 2 Name: _____

Seller Signature: _____ Date: _____

Copy to seller, Original in file.

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Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

CRP/CRE Homes, LLC (DEALER)

(SPDS)

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

COMMUNITY Superstiton Sunrise LOT# 1052

ADDRESS 702 S Meridian Rd, Apache Junction AZ, 85120

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does seller currently occupy property?		✓	
2. If not, when did seller last occupy property? March 2026			
3. Is any part of the property leased?		✓	
4. Does anyone claim an easement on or a right to use all or some of the property?		✓	
5. Does property rest on a landfill?		✓	
6. Is the property in a designated flood plain?		✓	
7. Is the property in a designated fire danger zone?		✓	
8. Is the property in a designated earthquake danger zone?		✓	
9. Are you aware of any settling/earth movement?		✓	
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?		✓	
11. How old is the structure? 1998			
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?		✓	
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?		✓	
14. Is your property currently under warranty by a licensed pest control company?	✓		
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?		✓	
16. Has there been fire, wind, or flood damage that required repair?		✓	
17. Has there ever been water leakage or dampness within basement or crawl space?		✓	

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	YES	NO	DON'T KNOW
18. Have there been any additions, structural changes, or alterations to the property?		✓	
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations?		✓	✓
20. Is drinking water source public or private? Public			
21. Is sewer system public or private? Public			
22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer? No			
23. Is there polybutylene plumbing (other than the primary service line) on the property?		✓	
24. Are you aware of any toxic substances on the property?		✓	
25. Has the property been tested for radon?		✓	
26. Are there or have there ever been fuel storage tanks below ground on the property?		✓	
27. Is property subject to covenants and restrictions?		✓	
28. Is there a mandatory association fee?	✓		
29. If so, how much monthly/yearly? $950 / Monthly.			
30. Is there an initiation fee?		✓	
31. Are special assessments approved by the association?		✓	
32. Has the property ever been the subject of litigation?		✓	
33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property?		✓	
34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement?		✓	
35. Does the property contain asbestos?		✓	
36. Does the property contain lead paint?		✓	

37. Additional explanations or disclosures (please attach additional sheets if necessary) :

Warranty pest control (Shawn Dewall) valid through 2028, Central Heat/AC installed and also installed duct work 20018.

Installed new PEX plumbing 2024, RO installed 2024, new epoxy coating on driveway 2025, stove installed 2025.

Copy to seller, Original in file.

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The following checked items are currently on the property and will be included in the sale:

___ Burglar Alarms	___ Dishwasher
✓ Central Heating	___ Window A/C Unit
✓ Central Air	✓ Oven
___ Satellite Dish	✓ Washer
✓ Smoke Detectors	✓ Dryer
✓ Refrigerator	✓ Microwave

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

Seller Signature Signed by: CF91C7EC82A44A7... Date 7/24/2026

Seller Signature _____ Date _____

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase Agreement/Sale Contract with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Copy to seller, Original in file.

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CRP/CRE Homes, LLC (DEALER)
1400 N. Gilbert Rd. Ste. G-2
Gilbert, AZ 85234

PARK MODEL AGENCY DISCLOSURE STATEMENT

Before the Buyer or Seller enter into a discussion with a Park Model Broker, the Buyer or Seller should know and under-stand who the Broker will represent in the transaction. The Buyer or Seller should read carefully all agreements to insure that the agreements adequately express their understanding of the transaction. The duties of a Broker do not relieve the Buyer or Seller of the responsibility to protect their own interests.

ELECTION

BUYER ELECTION (Complete this section *only if you are the Buyer*)

The undersigned elects to have the Broker:

_____ Represent the Buyer as the Buyer's Broker

_____ Represent the Seller as the Seller's Broker

✓ Show Buyer properties listed with the Broker's firm. As a result, Buyer agrees that Broker shall act as agent for both Buyer and Seller provided that Seller consents to dual representation. Buyer's and Seller's consent should be acknowledged in a separate writing other than the purchase contract.

SELLER ELECTION (Complete this section *only if you are the Seller*)

The undersigned elects to have the Broker:

_____ Represent the Seller as the Seller's Broker

_____ Represent the Buyer as the Buyer's Broker

✓ Show Seller's properties to Buyers represented by the Broker's firm and Seller agrees that Broker shall act as agent for both Seller and Buyer provided that Buyer consents to dual representation. Seller's and Buyer's consent should be acknowledged in a separate writing other than the purchase contract.

THE UNDERSIGNED SELLER(S) AND BUYER(S) ACKNOWLEDGE AND ACCEPT ALL TERMS OF THIS DISCLOSURE AND RECEIPT OF A COPY OF THIS DOCUMENT.

Seller Signature Signed by: CF91C7EC82A44A7... Date 7/24/2026

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Sales Agent Roxana Fador

Copy to seller, Original in file.

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

CRP/CRE Homes, LLC (DEALER)
1400 N. Gilbert Rd. Ste G2
Gilbert, AZ 85234

PRIVACY POLICY & CONSENT FORM (Seller)

Privacy: CRP/CRE Homes, LLC (Dealer) is committed to protecting your privacy. Use and Disclosure during the course of your involvement with CRP/CRE Homes, LLC, we may collect, use or disclose personal information about you for the following purposes:

- ⇒ Assisting you with buying or selling property
- ⇒ Client & business relationship management
- ⇒ Marketing of products and services to you and for you
- ⇒ Answering enquiries about a property you are buying or selling

The types of information we may collect, use or disclose about you includes but is not limited to:

- ⇒ Your full name, date of birth
- ⇒ Your residential and or postal address
- ⇒ Your email address, home phone and mobile numbers
- ⇒ Financial information – name of bank and account details for settlement balance deposits or refund of deposits on a cancelled sale
- ⇒ Details of your spouse, partner or de facto
- ⇒ Details of property owned by you

In order to provide our services to you, we may disclose your personal information to persons/organizations described below;

- ⇒ Your Conveyancer/Solicitor involved in the transaction
- ⇒ Your financial institution representative
- ⇒ Organizations involved in Pest & Building Inspections
- ⇒ Tradespeople involved with repairs and maintenance of your property

The information is securely stored and access is restricted to authorized CRP/CRE Homes, LLC personnel only. We need you permission to collect, use and disclose your personal information, and we therefore ask that you sign the consent to indicate your consent. In the event that you do not consent to CRP/CRE Homes, LLC collecting and releasing your personal information as described above, we may be unable to provide the services requested by you. You have the right to request access to your information and to ask CRP/CRE Homes, LLC to update or correct your personal information.

By signing below, I acknowledge that CRP/CRE Homes, LLC has provided me with a copy of its Privacy Policy.

Consent:

I/We Thomas J Welti _____ (Full Name)

_____ (Full Name)

Of 702 S Meridian Rd #1052 Apache Junction AZ 85120 (Residential Address)

Have read and understood the information. I authorize employees of CRP/CRE Homes, LLC, and their independent contractors to obtain relevant information from and release this information to the parties when needed to assist with my business dealings with CRP/CRE Homes, LLC. I acknowledge that if I revoke my authority, or if I decline to provide the necessary information asked for by CRP/CRE Homes, LLC, CRP/CRE may be unable to provide the services and products I have requested.

Seller signature Signed by: Thomas Welti CF91C7EC82A44A7... Date 7/24/2026

Seller signature _____ Date _____

Copy to seller, Original in file.

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

ADOT
Motor Vehicle Division

48-1001 R12/13 azdot.gov

POWER OF ATTORNEY

Vehicle Identification Number	Year	Make	Body Style
46NPB3525W6003571	1998	Malib	

Attorney-In-Fact (individual or organization you wish to act for you in this matter)			
CPI Superstition Sunrise TRS, LLC.			
Mailing Address	**City**	**State**	**Zip**
1400 N. Gilbert Rd. STE G-2	Gilbert	AZ	85234

I appoint the Attorney-In-Fact above, to sign all papers and documents required to secure the title, and further grant the authority to endorse and transfer title thereto, for the vehicle described above.

Buyer/Seller/Owner Name	Driver License Number	Date of Birth
Thomas Joseph Welti	E055-041-731-910	02/08/1945

Mailing Address	City	State	Zip
150 Orchard Manor Dr SE	Plainview	MN	55964

Signature Thomas Welti

Acknowledged before me this date.

Notary or MVD Agent Signature

Date	County	State	Commission Expires

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

CRP/CRE Homes, LLC (DEALER)
1400 N. Gilbert Rd. Ste G2
Gilbert, AZ 85234

Authorization to Payoff

N/A

To: _____

_____

_____

Customers: Thomas J Welti

_____

_____

Loan #_____

Year 1998 Make Malib

VIN: (Side 1) 46NPB3525W6003571 (Side 2) _____ (Side 3)_____

Location of Home

Community: Superstiton Sunrise Lot# 1052

Address: 702 S Meridian Rd, Apache Junction AZ, 85120

I/We Thomas J Welti have sold the home listed above through CRP/CRE Homes, LLC.

Please accept this letter as our authorization for CRP/CRE Homes, LLC to request any payoff information regarding the home and/or make any necessary payments to satisfy our loan number _____ . We also authorize and instruct that upon receipt of the payoff funds that the original notarized title(s) and lien release(s) to the home stated above be sent directly to CRP/CRE Homes, LLC. I/We do hereby give permission to you to discuss the matter further with CRP/CRE Homes, LLC and its representatives if additional information or items are needed.

Payoff Information:

Payoff Amount $ as of _____ plus Per Diem $_____ x (# days) _____ = $_____

New Payoff Amount $_____ estimated payoff date _____

Please send Title(s) and lien release(s) to: CRP/CRE Homes, LLC
1400 N. Gilbert Rd. Ste. G-2
Gilbert, AZ 85234

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead based paint and/or lead based paint hazards in the housing (list documents below).

_____

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Purchaser has (check (i) or (ii) below)::

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Signature _____ Date _____ *Seller Signature* _____ Date _____

Buyer Signature _____ Date _____ *Buyer Signature* _____ Date _____

Sales Agent _____ Date _____

Copy to seller, Original in file.

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

NOTIFICATION OF SALE OF HOME "AS-IS", MOLD ADDENDUM AND BUYER'S DUTY TO INSPECT

The Seller, Thomas J Welti, does hereby disclose to the Buyer _____, with regard to the manufactured home (model), _____ VIN 46NPB3525W6003571 _____ _____, presently located on lot number 1052 in Superstiton Sunrise (name of community), that:

there is evidence of and/or damage caused by water or other moisture accumulation, including the presence of mold, to the above-described manufactured home; remediation ____ has ____ has not been attempted, _X_ N/A.

Buyer understands that there may be unseen faults, including, but not limited to, water leaks, water damage, moisture accumulation, and/or mold, mildew, or other naturally occurring phenomena with respect to this home. If Buyer is concerned about any of these items or any other possible faults, Buyer should have the manufactured home inspected.

Buyer and Seller acknowledge that the presence of mold in structures may create health risks for certain individuals. Buyer may have the manufactured home inspected at Buyer's expense by a professional qualified to test for mold. Buyer shall notify Seller or Seller's agent in writing within ____ days (30 days if left blank) of the Contract date if the inspection reveals levels of mold that are unacceptable to Buyer, in Buyer's sole discretion. A copy of the inspection report and test results must be attached to the written notice. If Buyer gives such notice within the time specified, the contract shall be deemed terminated and all deposits shall be returned to Buyer.

THIS SHALL CONSTITUTE BUYER'S SOLE REMEDY UNDER THIS ADDENDUM

Seller makes no representations or implied warranties as to the value or physical condition of the manufactured home beyond the description on the face hereof and, except as specifically set forth herein, the manufactured home and other property included in the sale is sold "as is" and with all faults.

Buyer is neither presently relying nor will subsequently rely on any representation or warranties of merchantability or trade from the Seller, or employees or agents of the Seller or any employee or agents of the Community, with regard to the value or physical condition of the manufactured home.

The undersigned Buyer hereby acknowledges receipt of this disclosure and disclaimer before signing the contract of sale.

Signed by:
Thomas Welti
CF91C7EC82A44A7...

Seller _____ Buyer _____

7/24/2026

Date _____ Date _____

Copy to seller, Original in file.

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ITEMS TO CONVEY WITH THE HOME

(The items checked on this form must remain in the home when the contract is signed and the home is sold)

Community Superstiton Sunrise Lot# 1052

Address 702 S Meridian Rd, Apache Junction AZ, 85120

KITCHEN

__Cutlery Tray
✓ Plates
✓ Silverware
✓ Glasses
✓ Wine Glasses
✓ Colander
✓ Pots & Pans
✓ Cutting Board
✓ Measuring Cup
✓ Bowls
✓ Cooking Utensils
✓ Knife Set
✓ Salt & Pepper Shakers
✓ Dish Drainer
✓ Dish Towels
✓ Potholders

OUTDOOR ITEMS

✓ Patio Table
✓ Chairs (How many 2+4 ?)
✓ Storage Shed
__Bike (How Many____?)

BATH

✓ Bath Towels
✓ Hand Towels
✓ Wash Cloths
✓ Toilet Bowl Brush w/holder

SMALL APPLIANCES

✓ Coffee Maker
✓ Toaster
✓ Can Opener
✓ Hand Mixer

BEDROOM

✓ Bed (What size Q ?)
__Mattress Pad
✓ Blanket
✓ Sheet Set
✓ Comforter Set
✓ Bed Pillows
__Alarm Clock
✓ Hangers
✓ Nightstands
__Lamps (How Many____?)

FURNITURE

__Sofa
✓ Sleeper Sofa
✓ TV
__TV Stand
✓ Easy Chairs
✓ Recliners
__End Tables
✓ Lamps
✓ Dining Table w chairs
__Desk
✓ Desk Chair

APPLIANCES

✓ Washer
✓ Dryer
✓ Refrigerator
✓ Stove
✓ Microwave built in
__Microwave on Counter
__Dishwasher
__Garbage Disposal

Signed by: CF91C7EC82A44A7...

Seller Signature _____ DATE 7/24/2026

Seller Signature _____ DATE _____

Buyer Signature _____ DATE _____

Buyer Signature _____ DATE _____

Copy to seller, Original in file.

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

Items That DO NOT Convey With Unit

Community Name: Superstiton Sunrise Lot # 1052

Address: 702 S Meridian Rd, Apache Junction AZ, 85120

Sellers Name : Thomas J Welti

Buyers Name: _____

The following items do not convey to buyer: (Do not leave blank. Write N/A if applicable)

A. Personal Belongings

B. Anything left in home on closing day will convey with the home.

C. Some decor

D. _____

E. _____

F. _____

G. _____

H. _____

I. _____

J. _____

K. _____

L. _____

M. _____

Signed by:
Thomas Welti
CF91C7EC82A44A7...

Seller Signature _____ DATE 7/24/2026

Seller Signature _____ DATE _____

Buyer Signature _____ DATE _____

Buyer Signature _____ DATE _____

Copy to seller, Original in file.

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

CRP/CRE Homes, LLC (DEALER)
1400 N. Gilbert Rd. Ste G2 Gilbert,
AZ 85234

STATE OF ARIZONA VERIFICATION OF TAXES PAID

Contact your County Treasurers Office

Maricopa County 602-506-8511
https://treasurer.maricopa.gov/

Pinal County – 520-866-6425
www.pinalcountyaz.gov

Pima County – 520-724-8341
https://www.to.pima.gov/taxStatement/

Use the county web site and do a parcel inquiry using the property address **(no punctuation)** & print out for the listing packet.

Seller 1 Name: Thomas J Welti Seller 2 Name: _____

Home Site #: 1052

Make / Model / Size / Year: Malib / _____ / 11 X 35 / 1998

VIN: (Side 1) 46NPB3525W6003571 (Side 2) _____ Side (3) _____

Date: 07/24/2026

Time: 10:35

If called, name of person you spoke to: _____. Check here if **web search** was done: ✓

Parcel #: 980-12-287

Were All Taxes Paid At Time Of Inquiry:

YES ✓

NO _____

If ***NO:***

Delinquent Amount: _____ Year(s) Owed: _____

Name of agent that verified this information: _____

Comments: _____

980-12-287

Property Owner

WELTI JOINT TRUST WELTI
THOMAS JOSEPH /

Mailing Address

702 S MERIDIAN RD # 1052 APACHE JUNCTION, AZ 85120

Situs Address

702 S MERIDIAN RD APACHE JUNCTION, AZ 85120 US

2025 Tax Due

Full Year	Taxes Paid	Total Due
$59.40	$59.40	$0.00

Total Amount Due **$0.00**

Pay Online Now

Payment Options >

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COMPLIANCE/ FOUR SIDE INSPECTION

Sales Agent: Submit to your Resort Manager for inspection. **This form must be completed at the time of listing.**

Seller is responsible for ensuring the home is compliant per Resort Rules & Regulations

RESORT CODE: SPS LOT# 1052 SELLER(S) NAME: Thomas J Welti

DATE: 07/24/2026 BUYER(S) NAME:

AREAS OF INSPECTION	BELOW STANDARDS	MEET STANDARDS	AGED BEYOND REPAIR
SIDING			
DECK/PATIO			
AREA CARPORT			
DRIVEWAY			
AWNING			
SHED			
WINDOWS			
SKIRTING			
LANDSCAPING			
WEEDS			
DEBRIS			
TRASH			

OVERALL APPEARANCE _____

CORRECTIONS NEEDED _____

CORRECTIONS COMPLETED _____

INSPECTED BY: _____ DATE: _____

Upon completion of inspection, return this form to _____, *Community Manager.*

Signed by:

X Thomas Welti 7/24/2026
CF91C7EC82A44A7...
Seller *Date*

X _____
Buyer *Date*

X _____
Seller *Date*

X _____
Buyer *Date*

Docusign Envelope ID: 858C3F8C-CE32-8ED9-801C-3270FF6C2114

CRP/CRE Homes, LLC (DEALER)

SITE INFORMATION SHEET

LOCATION

Community: Superstiton Sunrise Lot# 1052

Address: 702 S Meridian Rd, Apache Junction AZ, 85120 County: Maricopa

LISTING INFORMATION

List Price: $ $ 25,000.00

Listing Type: ✓ Exclusive Right to Sell ____ Exclusive Agency ____ Limited Service

Listing Date: 07 / 24 / 2026 Expiration Date: 10 / 24 / 2026

HOME INFORMATION

Bedrooms / Baths: 1 / 1 Sq. Ft.: 384 Sq. Ft. Source: ___Appraisal ___Make ___Measured ✓ Public Records MH

Width: 11 MH Length: 35 Serial Number: 46NPB3525W6003571

Model: ____ Make: Malib Year Built: 1998

Seller Name: Thomas J Welti Seller Phone: 507-273-9690

Seller Name: ____ Seller Phone: ____

Seller Email: thomaswelti452@gmail.com

HOME DISCOVERY INFORMATION FOR LISTING

Listing Agent: Roxana Fador Agent Phone: ____

_____ Assumable Mortgage _____ Pre Foreclosure _____ In Foreclosure _____ Bank Owned

_____ Owner will Assist with Closing _____ Owner will Consider Financing

_____ Pets on Premises ✓ Pets Allowed _____ No Pets Allowed

✓ Sold As Is _____ Fixer Upper _____ Floor plan Available _____ Home Warranty

_____ Owner Occupied ✓ Vacant _____ Tenant Occupied _____ Termite Bond

SHOWING INSTRUCTIONS

_____ Appointment Only _____ Call Before Showing _____ Call Listing Agent _____ Call Owner _____ Call Tenant

_____ Key – With Listing/Broker Office _____/_____ Lock Box / Combo _____ Under Construction

AGENT ONLY REMARKS

_____

_____

_____

_____