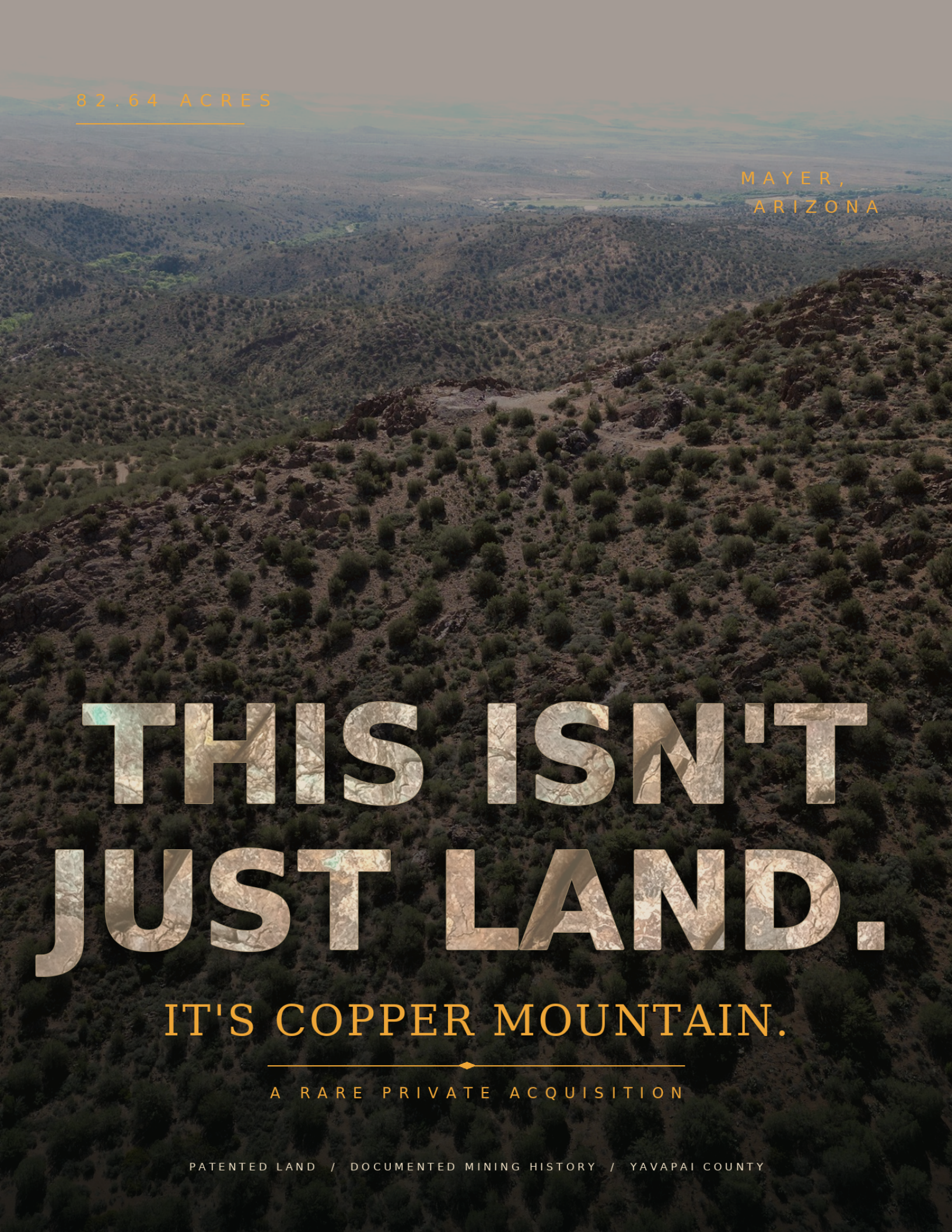

82.64 ACRES
MAYER, ARIZONA
THIS ISN'T JUST LAND.
IT'S COPPER MOUNTAIN.
A RARE PRIVATE ACQUISITION
PATENTED LAND / DOCUMENTED MINING HISTORY / YAVAPAI COUNTY



A rare patented land and mining-history asset.

82.64 acres in the Agua Fria Mining District / Yavapai County, Arizona

ACREAGE	APN	ZONING	OFFERING
82.64	500-25-008A4	RCU-2A	$1,200,000

What is being offered

A contiguous assemblage identified in the title commitment as four patented lode mining claims: Copper Mountain, First South Extension Copper Mountain, Expansion and Anglo Saxon.

Why it stands apart

The offering combines recorded federal patent history, private fee-simple ownership as of the title commitment date, visible historic workings, remote terrain, panoramic views and documented ingress-egress easements.

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Not intended as a solicitation if you are currently working with a real estate agent.

ASSET SNAPSHOT

Copper Mountain

Mayer, Arizona / Yavapai County

PROPERTY TYPE	Vacant land
APPROX. ACREAGE	82.64
PARCEL NUMBER	500-25-008A4
ZONING	RCU-2A
OWNERSHIP INTEREST	Fee simple*
ROAD SURFACE	Dirt / private
IMPROVEMENTS	None reported
2025 PROPERTY TAX	$1,256.22

* As stated in the title commitment effective May 13, 2025.



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Four named claims. One assembled property.

The title commitment ties the property to historic federal patent records.

01 **Copper Mountain**

Lot No. 37 / Book 28 of Deeds, Pages 628-634

02 **First South Extension**

Lot No. 38 / Book 28 of Deeds, Pages 635-640

03 **Expansion**

Survey No. 2309 / Book 81 of Deeds, Pages 41-46

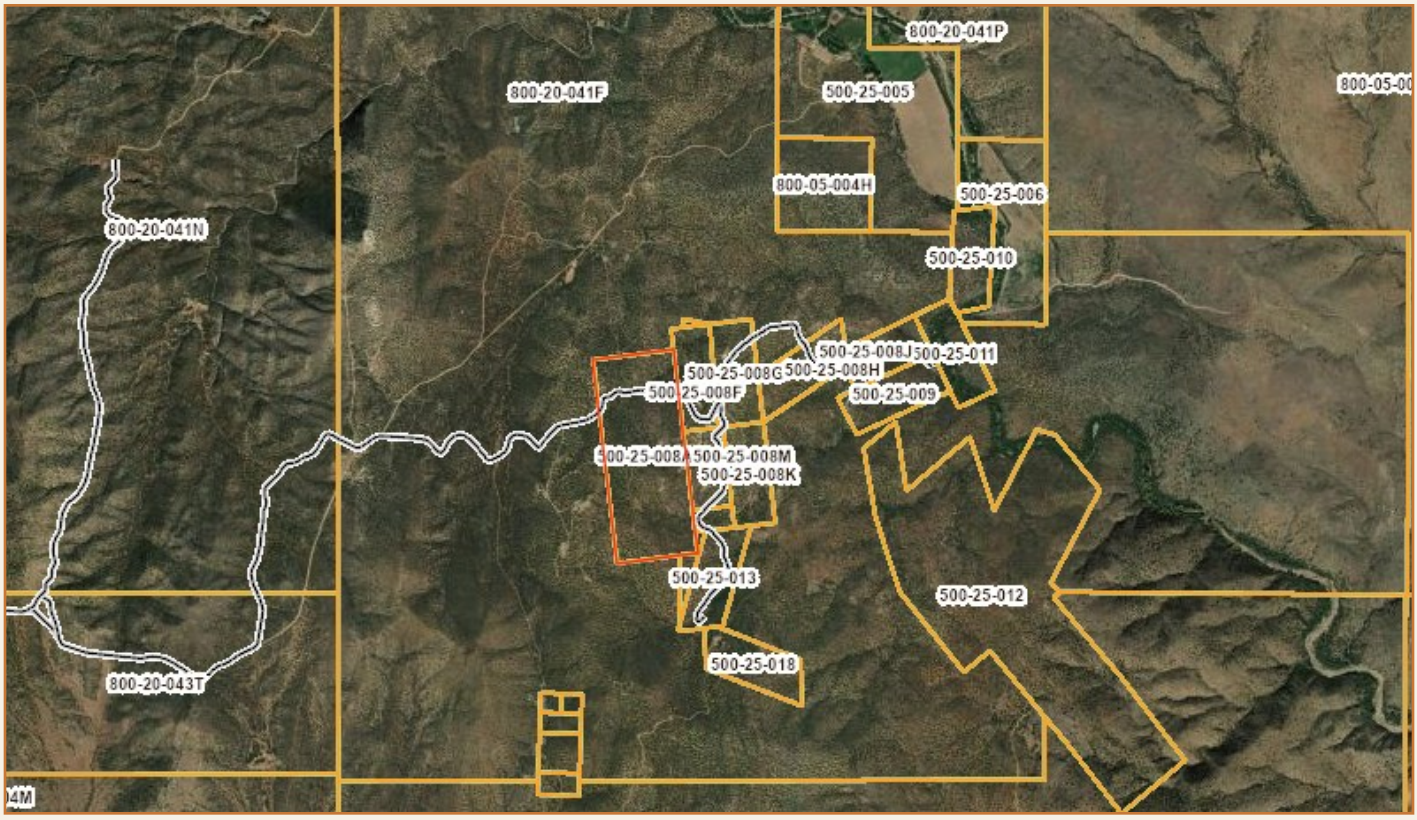
04 **Anglo Saxon**

Survey No. 2309 / Book 81 of Deeds, Pages 41-46

Source: Exhibit A to the title commitment. Patent documents are reproduced in the appendix.

Remote by design. Connected by record.

Mayer, Arizona / Agua Fria Mining District



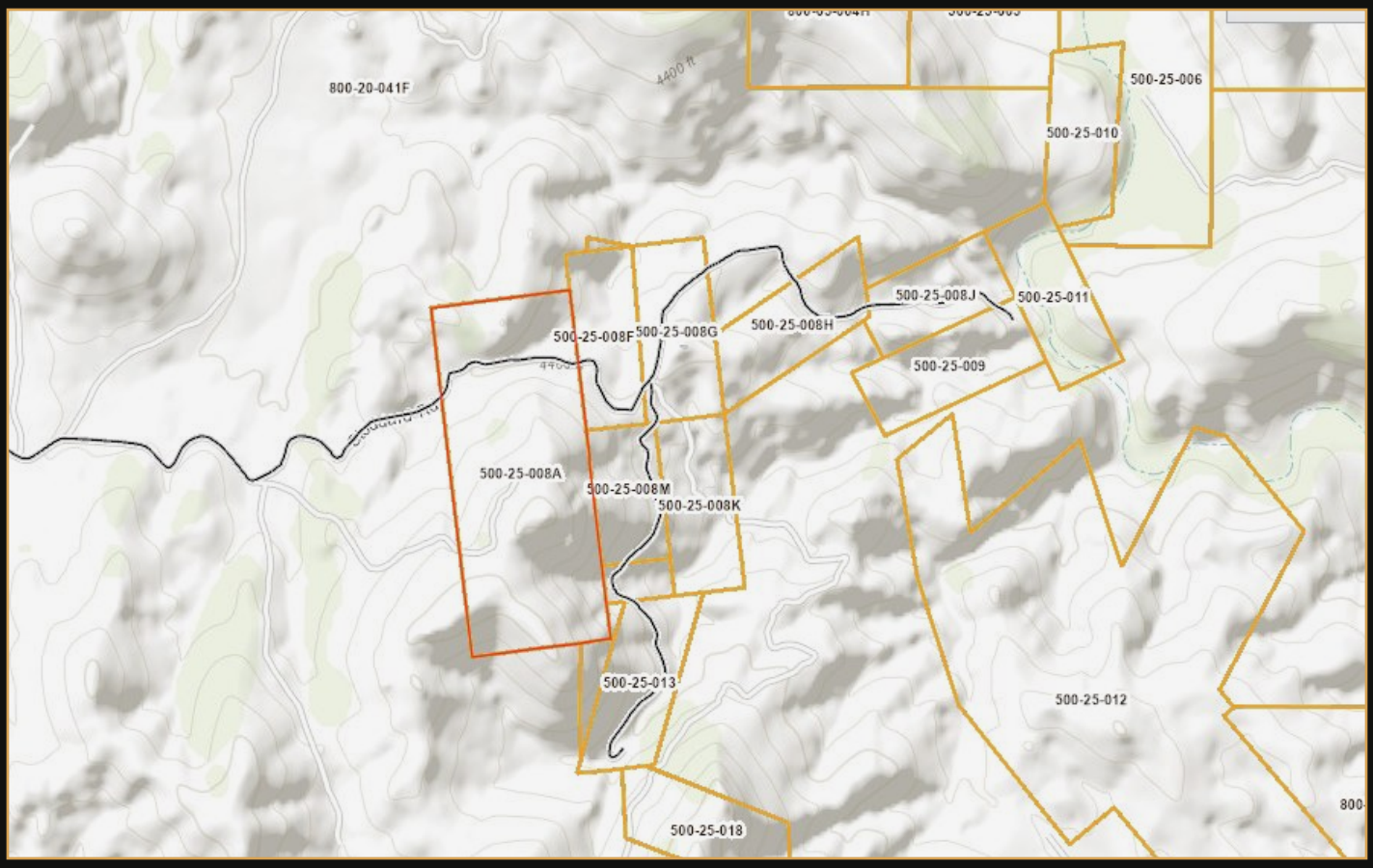
Documented access context

The MLS directions state that Stoddard Road runs through the parcel. The title commitment identifies two recorded ingress-egress easements in Book 1029, Pages 647 and 649. Access remains subject to the terms of those instruments and any BLM or State of Arizona restrictions.

Map imagery is for orientation only and is not a survey. Buyer must independently verify legal and physical access.

PARCEL CONTEXT

One identifiable 82.64-acre holding.

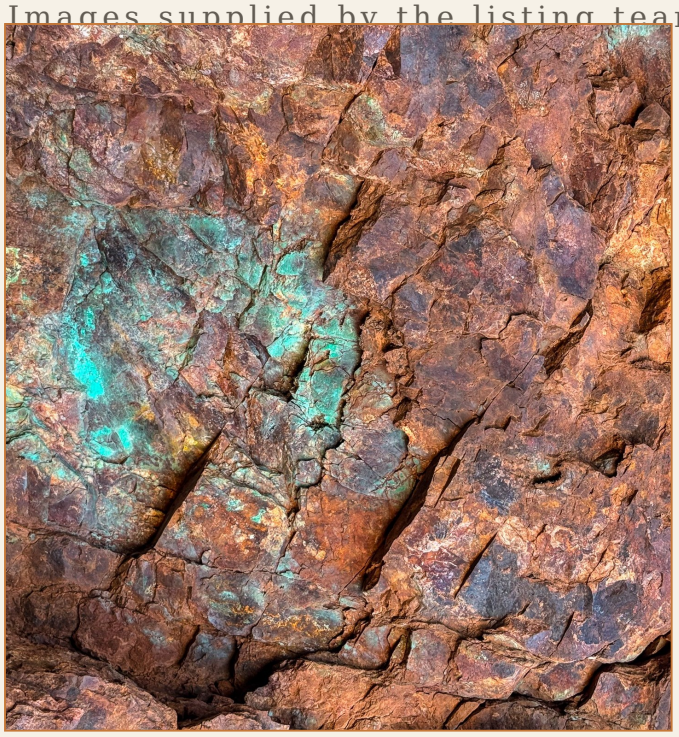


APN	MAP TYPE	COUNTY	STATUS
500-25-008A4	Assessor/GIS	Yavapai	Vacant land

The red outline shown in the assessor imagery identifies the subject tax parcel. County mapping is not a boundary survey and should not substitute for a current ALTA/NSPS or boundary survey.

Visible history. Tangible geology.

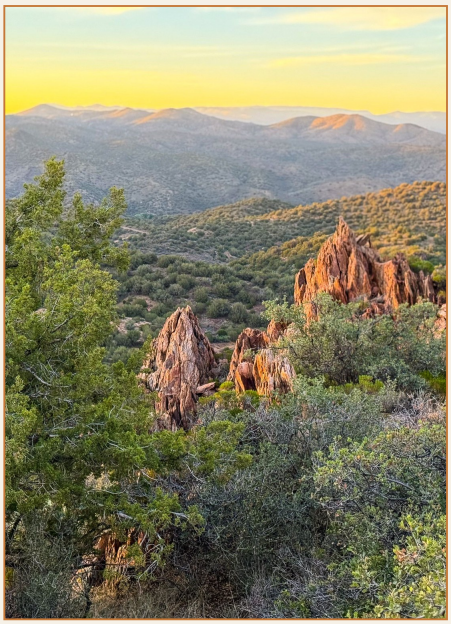
Images supplied by the listing team.

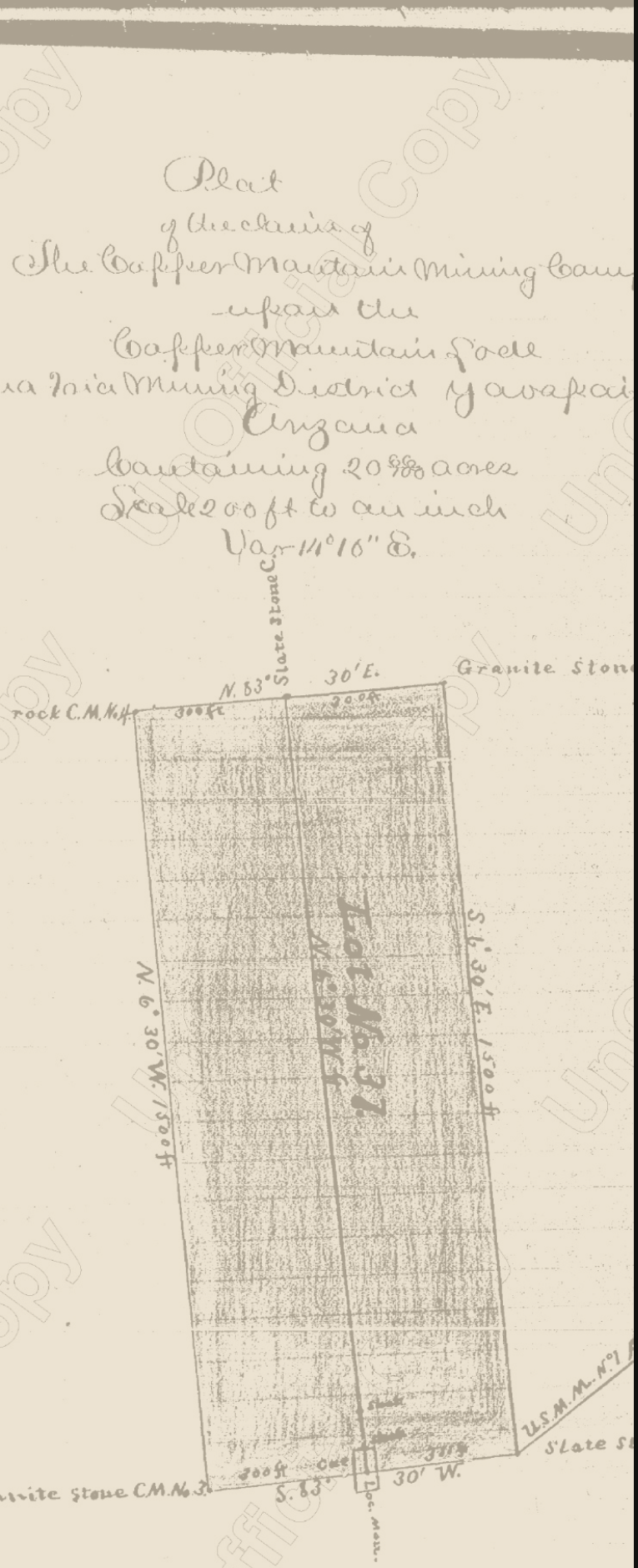












HISTORIC DOCUMENTATION

The paper trail is part of the asset.

Federal patents, easements and survey material

PATENT REFERENCES

The commitment cites three recorded patent sources covering four named claims.

RECORDED EASEMENTS

Two 1976 ingress-egress instruments are included in the appendix.

MODERN TITLE WORK

A 2025 ALTA commitment summarizes vesting, requirements and exceptions.

RECORDED CONVEYANCE

The supplied 2023 special warranty deed is reproduced for review.

Historic scans may be difficult to read; certified copies should be obtained for transaction reliance.

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Original source documents follow.

A	ALTA Title Commitment	16 pages
B	2023 Special Warranty Deed	3 pages
C	Patent Deed No. 1	7 pages
D	Patent Deed No. 2	7 pages
E	Patent Deed No. 3	7 pages
F	Ingress-Egress Easement - Book 1029, Page 647	2 pages
G	Ingress-Egress Easement - Book 1029, Page 649	2 pages
H	2025 Yavapai County Tax Statement	1 page
I	MLS Private Agent Report	1 page

Documents are reproduced as provided. Some historic documents are scans; certified copies may be required for reliance.



PROPERTY ACCESS • MAYER, ARIZONA

Getting to Copper Mountain.

Parcel 500-25-008A

REGIONAL ACCESS MAP

THE ROUTE

AZ-69 → Copper Road → Stoddard Road → Parcel

Approx. 3 miles from AZ-69

TURN-BY-TURN

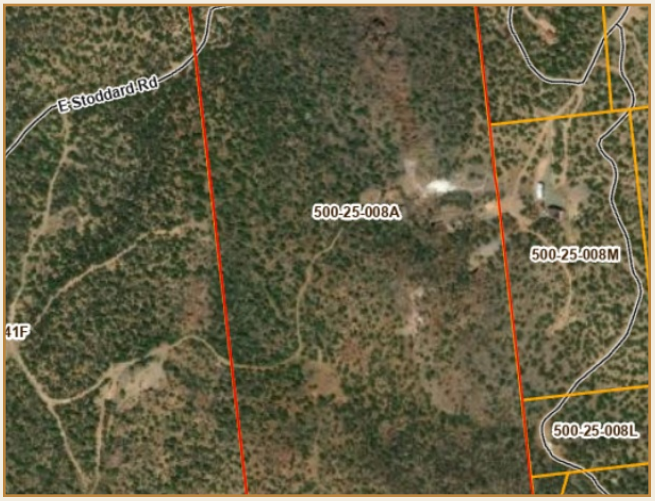
01 **From AZ-69 in Mayer**
Turn onto Copper Road and continue about 1.5 miles.

02 **Turn right onto Stoddard Road**
Continue approximately ¾ mile to the fork.

03 **Choose either fork**
Left: about 1.5 miles. Straight: just under 1.5 miles.

STODDARD ROAD FRONTAGE

START 34°25′17.135″N, 112°11′11.710″W
END 34°25′19.827″N, 112°10′58.040″W
Approximately ¼ mile of frontage from start to end.



APPROXIMATE PARCEL CORNERS

RIGHT	112°10′54.663″W / 34°24′56.743″N
LOWER LEFT	112°11′08.709″W / 34°24′55.265″N
UPPER LEFT	112°11′12.856″W / 34°25′24.413″N
UPPER RIGHT	112°10′58.843″W / 34°25′25.883″N

Road conditions may vary. Coordinates and distances are approximate; verify access before visiting.

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Information deemed reliable but not guaranteed. MLS all facts during due diligence.

Original documentation

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ALTA COMMITMENT FOR TITLE INSURANCE

Issued by: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:

Yavapai Title Agency, Inc.
123 N. Montezuma
Prescott, AZ 86301

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PROFORMA POLICY

   The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. This Commitment Condition does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

SCHEDULE A
(Continued)

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

Issued through the Office of:

Yavapai Title Agency, Inc.

123 N. Montezuma
Prescott, AZ 86301

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

Note: Please direct all inquiries and correspondence to Jaime Ellsworth, your escrow officer, at (928) 772-8546 or Jaime.Ellsworth@YavapaiTitle.com. (RDJ)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

The “COPPER MOUNTAIN” Lode Mining Claim, as designated by the Surveyor General as Lot No. 37, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 28 of Deeds, Pages 628-634.

PARCEL 2:

The “FIRST SOUTH EXTENSION, COPPER MOUNTAIN” Lode Mining Claim, as designated by the Surveyor General as Lot 38, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 28 of Deeds, Pages 635-640.

PARCEL 3:

The “EXPANSION” and “ANGLO SAXON” Lode Mining Claims, as designated by the Surveyor General as Survey No. 2309, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 81 of Deeds, pages 41-46.

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SCHEDULE B – PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. We find no open deeds of trust of record. Please provide written verification by the principals and/or their agents that the subject property is free and clear of any voluntary encumbrances and advise the Title Department accordingly prior to close of escrow.

6. Proper Showing the Vacant Land/Confirmation Letter in the form approved by this Company has been physically mailed to the Owner's Address(s) shown in the Tax Assessor Records for the Assessor Parcel Number(s) set forth in this Commitment.

7. Confirm the notary in all documents to be recorded is an approved notary service or an employee of a Title Agent, Title Company, or Title Company Affiliate.

   Any notary not set forth above is to be reviewed by a member of the Escrow Admin Team/Chief Title Officer.

8. Record Deed from _____, spouse of William G. Hyslip on the date of October 13, 2022 (if married) toSamuel Dale Hyslip and Tracy Lynn Hyslip, Husband and Wife, as Community Property with Right of Survivorship.
   (NOTE: Needed to convey any Community Property interest she may have acquired in Deed recorded October 17, 2022 in Document No. 2022-0061719)

   NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

9. The right is reserved to make additional exceptions or requirements upon submission of the name of the proposed insured.

10. Record Deed from Samuel Dale Hyslip and Tracy Lynn Hyslip, Husband and Wife, as Community Property with Right of Survivorship to _____ (Proposed Insured).

    NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

(Continued)

SCHEDULE B
PART I – REQUIREMENTS
(Continued)

TAX NOTE:

Year	2024
Parcel No.	500-25-008A4
Total Tax	$1,212.72 PAID IN FULL

NOTE: The only conveyance(s) affecting said land recorded within 24 months of the date of this commitment or the most recent is (are) as follows:

Special Warranty Deed recorded November 27, 2024 as Document No. 2024-0049058

NOTE: The address of said land is purported to be: Vacant Land APN 500-25-008A, , AZ
The Company assumes no liability as to the validity and/or accuracy of any such address.

Note: Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- **Print must be ten-point type (pica) or larger.**
- **Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.**
- **Each instrument shall be no larger than 8 ½ inches in width and 14 inches in length.**

END OF SCHEDULE B – Part I

SCHEDULE B – PART II
EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

(Note: The above Exceptions Nos. 2 through 7, inclusive, will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)

SCHEDULE B
PART II – EXCEPTIONS
(Continued)

8. Taxes and Assessments collectible by the County Treasurer, a lien not yet due and payable for the following year:

   2025

9. Obligations imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.

10. Any terms, conditions, rules or restrictions imposed, upon the right of access to the land described in Schedule A, by the United States of America acting by and through the Bureau of Land Management.

11. Any terms, conditions, rules or restrictions imposed, upon the right of access to the land described in Schedule A, by the State of Arizona.

12. Easements and rights incident thereto, as set forth in instrument:

Recorded in	Book 1029 of Official Records, page 647
Purpose	ingress and egress

13. Easements and rights incident thereto, as set forth in instrument:

Recorded in	Book 1029 of Official Records, page 649
Purpose	ingress and egress

14. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

END OF SCHEDULE B – PART II

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ALTA STANDARD OR EXTENDED OWNER'S POLICY OF TITLE INSURANCE - 2021

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

i. the occupancy, use, or enjoyment of the Land;

ii. the character, dimensions, or location of any improvement on the Land;

iii. the subdivision of land; or

iv. environmental remediation or protection.

b. any governmental forfeiture, police, regulatory, or national security power.

c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

a. created, suffered, assumed, or agreed to by the Insured Claimant;

b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

c. resulting in no loss or damage to the Insured Claimant;

d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or

e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:

a. fraudulent conveyance or fraudulent transfer;

b. voidable transfer under the Uniform Voidable Transactions Act; or

c. preferential transfer:

i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or

ii. for any other reason not stated in Covered Risk 9.b.

5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.

6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.

7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

3

2023-0014158 SWD
04/04/2023 10:58:55 AM Page: 1 of 3
Michelle M. Burchill
OFFICIAL RECORDS OF YAVAPAI COUNTY $30.00
MUSGROVE DRUTZ KACK & FLACK

When Recorded Mail To:

Sharon M. Flack, Esq.
MUSGROVE DRUTZ KACK & FLACK, PC
P.O. Box 2720
Prescott, AZ 86302-2720

APN 500-25-008A Exempt Per A.R.S. § 11-1134 (B)(8)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, WILLIAM G. HYSLIP (GRANTOR), hereby conveys to WILLIAM GAIL HYSLIP and JODY ANN HYSLIP, Trustees of the HYSLIP REVOCABLE LIVING TRUST, dated March 30, 2023 (GRANTEES), the following real property situated in Yavapai County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restriction, rights of way and easements of record.

And Grantor binds himself and his successors in interest to warrant the title as against his acts and none other, subject to the matters set forth.

DATED: March 31, 2023.

SIGNATURES AND NOTARY IS ATTACHED HERETO.

UnOfficial Copy

IN WITNESS THEREOF, Grantor has executed this instrument this 31 day of March, 2023.

GRANTOR:

William G. Hyslip, Grantor

STATE OF ARIZONA)
) ss.
County of Yavapai)

On March 31, 2023, before me, the undersigned Notary Public, personally appeared **William G. Hyslip**, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that said person(s) executed the same.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

9.1.2026

VANESSA CORRINE WELSH
NOTARY PUBLIC - ARIZONA
YAVAPAI COUNTY
COMMISSION # 635051
MY COMMISSION EXPIRES
SEPTEMBER 01, 2026

UnOfficial Copy

EXHIBIT "A"

The following described property located in Yavapai County, Arizona:

Parcel 1: The "COPPER MOUNTAIN", lode mining claim, as designated by the Surveyor General as Lot No. 37, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 28 of Deeds, Pages 628-634.

Parcel 2: The "FIRST SOUTH EXTENSION, COPPER MOUNTAIN", lode mining claim, as designated by the Surveyor General as Lot No. 38, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 28 of Deeds, Pages 635-640.

Parcel 3: The "EXPANSION" and "ANGLO SAXON", lode mining claims, as designated by the Surveyor General as Survey No. 2309, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 81 of Deeds, Pages 41-46.

UnOfficial Copy

United States
To
Copper Mountain
Mining Company
General Land Office
No 7227

Patent

Mineral Certificate
No 886

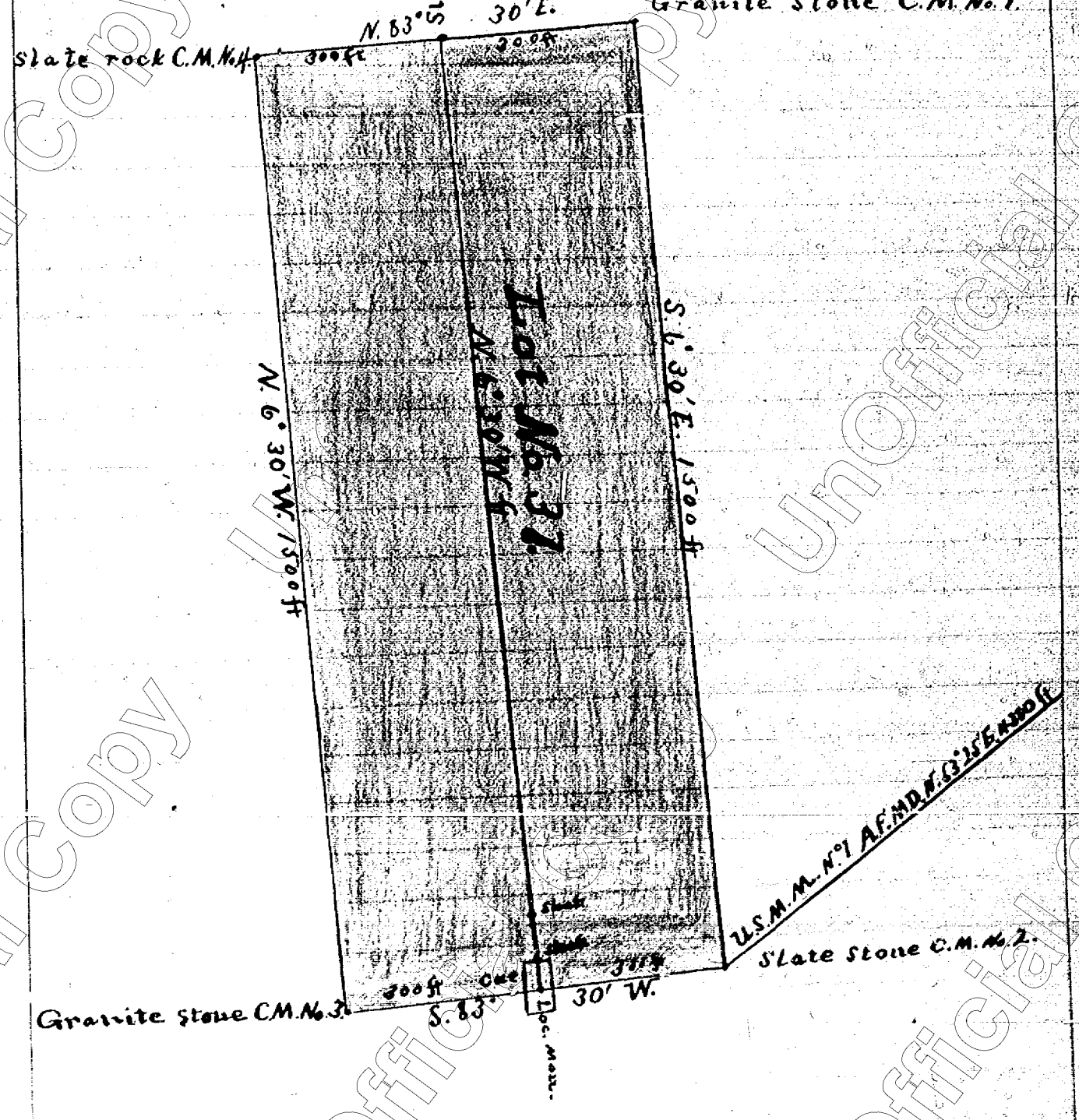
The United States of America
To all to whom these Presents shall come, Greeting:

Whereas, In pursuance of the provisions of the Revised Statutes of the United States Chapter Six Title Thirty two, there has been deposited in the General Land Office of the United States, the Plat and Field Notes of Survey of the claim of the Copper Mountain Mining Company upon the Copper Mountain Lode accompanied by the Certificate of the Register of the Land Office at Prescott in the Territory of Arizona, whereby it appears that in pursuance of the said Revised Statutes of the United States the said Copper Mountain Mining Company did on the 26th day of April A.D. 1883 enter and pay for said mining claim or premises, being Mineral Entry No 60 in the series of said Office, designated by the Surveyor General as Lot No 87 embracing a portion of the unsurveyed public domain in the Agua Fria Mining District in the County of Yavapai and Territory of Arizona in the District of Lands subject to sale at Prescott, containing twenty and sixty six hundredths (20.66) acres of land more or less and according to the returns duly in the General Land Office, bounded described and platted as follows, with magnetic variation at fourteen (14) degrees ten (10) minutes East to wit:

Beginning at Corner No 1 a Granite Stone 24 inches 16 inches in size, with mound of stones marked C.M. No 1. from which a Cedar tree (10) inches in diameter blazed and marked C.M. No 1. B.T. bears North twelve (12) degrees East at the distance of Twenty five (25) feet and a Cedar twelve (12) inches in diameter blazed and marked C.M. No 1. B.T. bears South seventy (70) degrees West at the distance of forty two (42)

feet thence from said Corner No 1. South six (6) degrees thirty (30) minutes East fifteen hundred (1500) feet to Corner No 2. a Slate Stone 18 x 18 x 8 inches in size with mound of stones marked "Lo M.M No 2." from which Lo. Mineral Monument No 1. a Boulder six (6) feet square with mound of stones marked U.S. M.M. No 1. A.T.M.D. bears North fifty three (53) degrees twenty five (25) minutes East at the distance of forty three hundred and eighty (4380) feet. thence from said Corner No 2 South eighty three (83) degrees thirty (30) minutes West. two hundred and ninety one (291) feet to East side of a Dut. three hundred (300) feet to Center of said Dut from which the Center of a Shaft bears North six (6) degrees thirty (30) minutes West at the distance of twenty seven (27) feet and a Shaft bears North six (6) degrees thirty (30) minutes West at the distance of Ninety (90) feet. three hundred and nine (309) feet to West side of said Dut six hundred (600) feet to Corner No 3. a Granite Stone 18 x 14 x 4 inches in size with mound of stones marked "Lo M. No 3" on the North side Thence North six (6) degrees thirty (30) minutes West fifteen hundred (1500) feet to Corner No 4, a Slate Stone 12 x 10 x 4 inches in size above ground with mound of stones marked "Lo M No 4". Thence North eighty three (83) degrees thirty (30) minutes East three hundred (300) feet to Center Monument a Slate Stone 16 x 18 x 4 inches in size with mound of stones marked Lo. on the West side six hundred (600) feet to the place of beginning Containing twenty and sixty six hundredths (20 66/100) acres of land more or less and encracing fifteen hundred (1500) linear feet of the said Copper Mountain Lode as represented by yellow shading on the following plat.

Plat
of Claims of
The Copper Mountain Mining Company
upon the
Copper Mountain Lode
Agua Fria Mining District Yavapai County
Arizona
containing 20 $\frac{66}{100}$ acres
Scale 200 ft to an inch
Var 14° 16" E.



Now know ye, That the United States of America, in consideration of the premises and in conformity with the said Revised Statutes of the United States, Have Given and Granted and by these presents Do Give and Grant unto the said Copper Mountain Mining Company, and to its successors and assigns, the said mining premises herein before described as Lot No 37 containing a portion of the unsurveyed public domain with the exclusive right of possession and enjoyment of all the land included within the exterior lines of said survey not herein expressly excepted from these presents; and of fifteen hundred (1500) linear feet of the said Copper Mountain vein, lode, ledge or deposit for the length herein before described, throughout its entire depth, although it may enter the land adjoining, and also of all other veins, lodes, ledges or deposits throughout their entire depth, the tops or apexes of which lie inside the exterior lines of said survey at the surface extended downward vertically, although such veins, lodes, ledges or deposits in their downward course may be or become departed from a perpendicular as to extend outside the vertical side lines of said survey.

Provided, That the right of possession hereby granted to such outside portions of said veins, lodes, ledges or deposits shall be confined to such portions thereof as lie between vertical planes drawn downward through the end lines of said survey at the surface continued in their own direction that such vertical planes will intersect such exterior parts of said veins, lodes, ledges or deposits.

And provided further. That nothing in this conveyance shall authorize the grantee herein, its successor or assigns to enter upon the surface of a mining claim owned or possessed by another.

To Have and to Hold said mining premises, together with all the rights, privileges immunities and appurtenances of whatsoever nature thereunto belonging unto the said Copper Mountain Mining Company and to its successor and assigns forever, subject nevertheless to the following conditions and stipulations

First: That the grant hereby made is restricted to the land hereinbefore described as Lot No. 37 with fifteen hundred (1500) feet of the Copper Mountain vein, lode, ledge or deposit for the length aforesaid, throughout its entire depth as aforesaid, together with all other veins, lodes, ledges or deposits throughout their entire depths as aforesaid the tops or apexes of which lie inside the exterior lines of said survey.

Second: That the premises hereby conveyed, with the exception of the surface may be entered by the proprietor of any other vein, lode, ledge, or deposit, the top or apex of which lies outside the exterior lines of said survey, should the same veins downward course, be found to penetrate intersect, extend into, or underlie the premises hereby granted, for the purpose of extracting and removing the ore from such other vein, lode, ledge or deposit

Third: That the premises hereby conveyed shall be held subject to any vested and accrued water rights for mining

agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such waterrights as may be recognized and acknowledged by the local laws, customs and decisions of courts.

Fourth: That in the absence of necessary legislation by Congress, the Legislature of Arizona may provide rules for working the mining claims or premises hereby granted, involving easements, drainage, and other necessary means to its complete development.

In testimony whereof, I, Chester A Arthur President of the United States of America have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington, the twelfth day of May in the year of our Lord one thousand eight hundred and eighty four and of the Independence of the United States the one hundred and eighth.

By the President: Chester A Arthur

By W H Cook Secretary.

S. W. Clark

Recorder of the General Land Office

Recorded Vol 110. Pages 245 to 248 inclusive

Examined

Recorded at request of Isaac S Stoddard Dec 1st A.D. 1890 at 10 min 40 o'clock A.M. in Book 28 of Deeds pages 628 to 634 Records of Yavapai County Arizona.

By W. White Jr. Deputy

Charles H Aiken County Recorder

United States
To
Copper Mountain
Mining Company
General Land Office
No 7227

Patent

Mineral Certificate
No 886

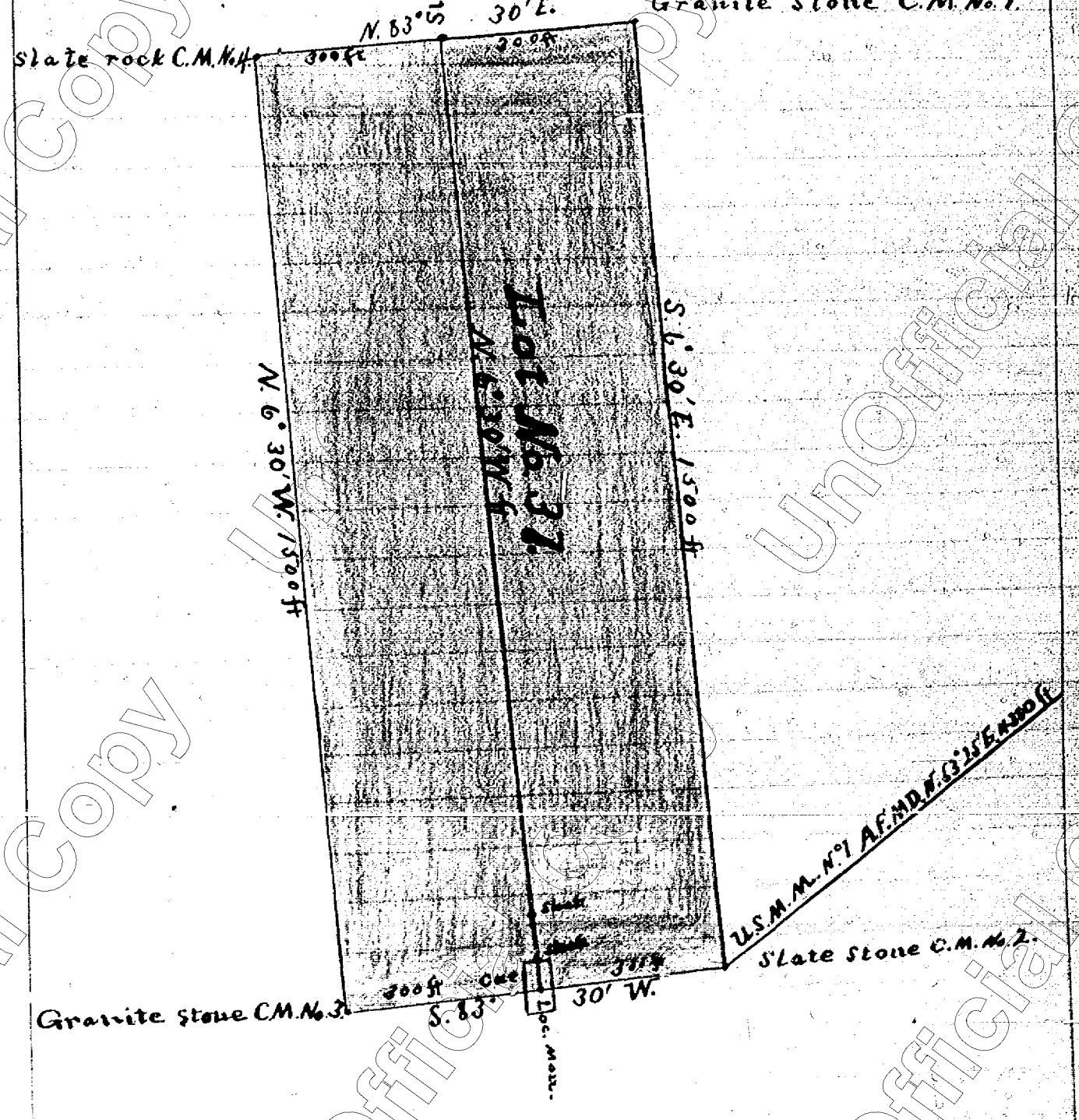
The United States of America
To all to whom these Presents shall come, Greeting:

Whereas, In pursuance of the provisions of the Revised Statutes of the United States Chapter Six Title Thirty two, there has been deposited in the General Land Office of the United States, the Plat and Field Notes of Survey of the claim of the Copper Mountain Mining Company upon the Copper Mountain Lode accompanied by the Certificate of the Register of the Land Office at Prescott in the Territory of Arizona, whereby it appears that in pursuance of the said Revised Statutes of the United States the said Copper Mountain Mining Company did on the 26th day of April A.D. 1883 enter and pay for said mining claim or premises, being Mineral Entry No 60 in the series of said Office, designated by the Surveyor General as Lot No 87 embracing a portion of the unsurveyed public domain in the Agua Fria Mining District in the County of Yavapai and Territory of Arizona in the District of Lands subject to sale at Prescott, containing twenty and sixty six hundredths (20.66) acres of land more or less and according to the returns duly in the General Land Office, bounded described and platted as follows, with magnetic variation at fourteen (14) degrees ten (10) minutes East to wit:

Beginning at Corner No 1 a Granite Stone 24 inches 16 inches in size, with mound of stones marked C.M. No 1. from which a Cedar tree (10) inches in diameter blazed and marked C.M. No 1. B.T. bears North twelve (12) degrees East at the distance of Twenty five (25) feet and a Cedar twelve (12) inches in diameter blazed and marked C.M. No 1. B.T. bears South seventy (70) degrees West at the distance of forty two (42)

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Plat
of Claims of
The Copper Mountain Mining Company
upon the
Copper Mountain Lode
Agua Fria Mining District Yavapai County
Arizona
containing 20 $\frac{66}{100}$ acres
Scale 200 ft to an inch
Var 14° 16" E.



Now know ye, That the United States of America, in consideration of the premises and in conformity with the said Revised Statutes of the United States, Have Given and Granted and by these presents Do Give and Grant unto the said Copper Mountain Mining Company, and to its successors and assigns, the said mining premises herein before described as Lot No 37 containing a portion of the unsurveyed public domain with the exclusive right of possession and enjoyment of all the land included within the exterior lines of said survey not herein expressly excepted from these presents; and of fifteen hundred (1500) linear feet of the said Copper Mountain vein, lode, ledge or deposit for the length herein before described, throughout its entire depth, although it may enter the land adjoining, and also of all other veins, lodes, ledges or deposits throughout their entire depth, the tops or apexes of which lie inside the exterior lines of said survey at the surface extended downward vertically, although such veins, lodes, ledges or deposits in their downward course may be or become departed from a perpendicular as to extend outside the vertical side lines of said survey.

Provided, That the right of possession hereby granted to such outside portions of said veins, lodes, ledges or deposits shall be confined to such portions thereof as lie between vertical planes drawn downward through the end lines of said survey at the surface continued in their own direction that such vertical planes will intersect such exterior parts of said veins, lodes, ledges or deposits.

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Fourth: That in the absence of necessary legislation by Congress, the Legislature of Arizona may provide rules for working the mining claims or premises hereby granted, involving easements, drainage, and other necessary means to its complete development.

In testimony whereof, I, Chester A Arthur President of the United States of America have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington, the twelfth day of May in the year of our Lord one thousand eight hundred and eighty four and of the Independence of the United States the one hundred and eighth.

By the President: Chester A Arthur

By W H Cook Secretary.

S. W. Clark

Recorder of the General Land Office

Recorded Vol 110. Pages 245 to 248 inclusive

Examined

Recorded at request of Isaac S Stoddard Dec 1st A.D. 1890 at 10 min 40 o'clock A.M. in Book 28 of Deeds pages 628 to 634 Records of Yavapai County Arizona.

By W. White Jr. Deputy

Charles H Aiken County Recorder

United States
To
Copper Mountain
Mining Company
General Land Office
No 7227

Patent

Mineral Certificate
No 886

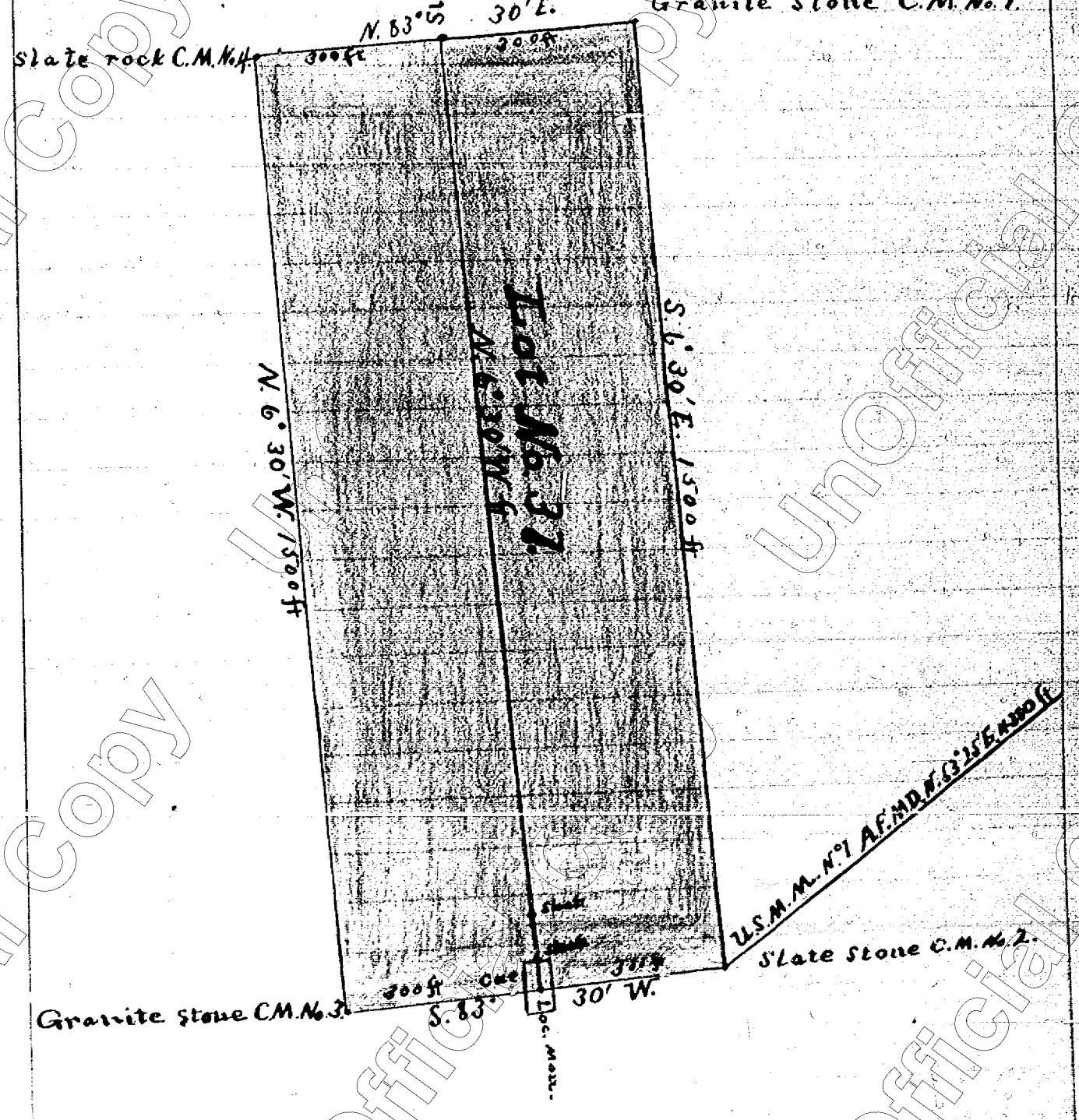
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Copper Mountain Lode
Agua Fria Mining District Yavapai County
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containing 20 $\frac{66}{100}$ acres
Scale 200 ft to an inch
Var 14° 16" E.



Now know ye, That the United States of America, in consideration of the premises and in conformity with the said Revised Statutes of the United States, Have Given and Granted and by these presents Do Give and Grant unto the said Copper Mountain Mining Company, and to its successors and assigns, the said mining premises herein before described as Lot No 37 containing a portion of the unsurveyed public domain with the exclusive right of possession and enjoyment of all the land included within the exterior lines of said survey not herein expressly excepted from these presents; and of fifteen hundred (1500) linear feet of the said Copper Mountain vein, lode, ledge or deposit for the length herein before described, throughout its entire depth, although it may enter the land adjoining, and also of all other veins, lodes, ledges or deposits throughout their entire depth, the tops or apexes of which lie inside the exterior lines of said survey at the surface extended downward vertically, although such veins, lodes, ledges or deposits in their downward course may be or become departed from a perpendicular as to extend outside the vertical side lines of said survey.

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agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such waterrights as may be recognized and acknowledged by the local laws, customs and decisions of courts.

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In testimony whereof, I, Chester A Arthur President of the United States of America have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington, the twelfth day of May in the year of our Lord one thousand eight hundred and eighty four and of the Independence of the United States the one hundred and eighth.

By the President: Chester A Arthur

By W H Cook Secretary.

S. W. Clark

Recorder of the General Land Office

Recorded Vol 110. Pages 245 to 248 inclusive

Examined

Recorded at request of Isaac S Stoddard Dec 1st A.D. 1890 at 10 min 40 o'clock A.M. in Book 28 of Deeds pages 628 to 634 Records of Yavapai County Arizona.

By W. White Jr. Deputy

Charles H Aiken County Recorder

STATE OF ARIZONA, County of Yavapai—ss 19874
I do hereby certify that the within instrument was filed and recorded at the request of TRANSAMERICA TITLE INSURANCE CO.
on AUG 16 '76 1:45 PM o'clock Book 1029 Official Records Page 647-648
Records of Yavapai County, Arizona. WITNESS my hand and official seal the day and year first above written.
PATSY C. JENNEY, County Recorder
By Deputy
2.00

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for valuable consideration, the receipt of which is hereby acknowledged, hereby gives, grants, bargains and conveys to HYSLIP STONE, a partnership, its successors and assigns, a permanent and non-exclusive easement and right to enter upon and use the dirt road presently located upon the following described property situate in Yavapai County, Arizona:

> The "COPPER KETTLE", "COPPER OUTLET", "COPPER BOTTOM", "CUPRITE NO. 5", "THE COMBINE", "CUPRITE NO. 9", and "POST OFFICE", lode mining claims as designated by the Surveyor General as Survey No. 2307, located in the Agua Fria Mining District, Yavapai County, Arizona, United States patent whereof is recorded in Book 81 of Deeds, Pages 31-41.
>
> EXCEPTING from the "POST OFFICE", lode mining claims, the surface to depth of 25 feet.

for the purpose of providing ingress to and egress from the following described property located in Yavapai County, Arizona:

> The "COPPER MOUNTAIN", lode mining claim, as designated by the Surveyor General as Lot No. 37, located in the Agua Fria Mining District Yavapai County, Arizona, United States Patent whereof is recorded in Book 28 of Deeds, pages 628-634.
>
> The "EXPANSION", lode mining claim, as designated by the Surveyor General as Survey No. 2309, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 81 of Deeds, pages 41-46.

SUBJECT TO: All matters of record as of the time of the recordation of this Easement, including without limitation that certain Agreement between TECH-SYM CORPORATION, as Seller, and HYSLIP STONE, a partnership, as Buyer, involving the property described above over which the Easement is granted and other property, of approximately equal date herewith.

383 NV-2

IN WITNESS WHEREOF, the undersigned has executed this Easement this 5th day of August, 1976.

TECH-SYM CORPORATION, a Nevada corporation.

By _____

STATE OF)
) ss:
County of)

On this, the 5th day of August, 1976, before me, the undersigned Notary Public, personally appeared the above representative of the TECH-SYM CORPORATION, a Nevada corporation, who acknowledged himself to be a representative of said corporation, and that he, as such representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such representative.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cecil R. Gibson
Notary Public

My Commission Expires:

10-16-77

CECIL R. GIBSON NOTARY PUBLIC LINCOLN COUNTY, NEVADA

BOOK 1029 PAGE 648

STATE OF ARIZONA, County of Yavapai—ss 19875

I do hereby certify that the within instrument was filed and recorded at the request of TRANSAMERICA TITLE INSURANCE CO.

on AUG 16 '76-1:45 PM o'clock Book 1029 Official Records Page 649-650

Records of Yavapai County, Arizona. WITNESS my hand and official seal the day and year first above written.

PATSY C. JENNEY, County Recorder

By Deputy

EASEMENT

202

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for valuable consideration, the receipt of which is hereby acknowledged, hereby gives, grants, bargains and conveys to TECH-SYM CORPORATION, a Nevada corporation, its successors and assigns, a permanent and non-exclusive easement and right to enter upon and use the dirt road presently located upon the following described property situate in Yavapai County, Arizona:

> The "COPPER MOUNTAIN", lode mining claim, as designated by the Surveyor General as Lot No. 37, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 28 of Deeds, pages 628-634.
>
> The "EXPANSION", lode mining claim, as designated by the Surveyor General as Survey No. 2309, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 81 of Deeds, pages 41-46,

for the purpose of providing ingress to and egress from the following described property located in Yavapai County, Arizona:

> The "COPPER KETTLE", "COPPER OUTLET", "COPPER BOTTOM", "CUPRITE NO. 5", "THE COMBINE", "CUPRITE NO. 9", and "POST OFFICE", lode mining claims as designated by the Surveyor General as Survey No. 2307, located in the Agua Fria Mining District, Yavapai County, Arizona, United States Patent whereof is recorded in Book 81 of Deeds, Pages 31-41.
>
> EXCEPTING from the "POST OFFICE", lode mining claims, the surface to depth of 25 feet.

SUBJECT TO: All matters of record as of the time of the recordation of this Easement, including without limitation that certain Agreement between TECH-SYM CORPORATION, as Seller, and the undersigned, as Buyer, involving the property described above over which the Easement is granted and other property, of approximately equal date herewith.

IN WITNESS WHEREOF, the undersigned has executed this Easement this 26 day of July, 1976.

HYSLIP STONE, a partnership

By William H. Hyslip
William H. Hyslip

By Delford D. Hyslip
Delford D. Hyslip

STATE OF ARIZONA)
) ss:
County of Yavapai)

On this, the 26th day of July, 1976, before me, the undersigned Notary Public, personally appeared WILLIAM H. HYSLIP and DELFORD D. HYSLIP who acknowledged themselves to be the partners of HYSLIP STONE, a partnership, and that they, as such partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such partners.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Marilynn L. Jameson
Notary Public

My Commission expires:
April 14, 1980

BOOK 1029 PAGE 650

YAVAPAI COUNTY — 2025 PROPERTY TAX STATEMENT — ARIZONA

PARCEL NUMBER	AREA CODE	PRIMARY TAX RATE PER $100 ASSESSED VALUE	SECONDARY TAX RATE PER $100 ASSESSED VALUE	SPECIAL DISTRICT $ PER ACRE
500-25-008A4	4340	6.4418	0.7613	

ASSESSMENT	VALUE IN DOLLARS	LEGAL CLASS	RATIO	EXEMPTIONS	NET ASSESSED
LIMITED TOTALS	116,267	02R	0.1500	0.00	17,440

2025 TAX SUMMARY	
PRIMARY PROPERTY TAX	1,123.42
LESS STATE AID TO EDUCATION	0.00
NET PRIMARY PROPERTY TAX	1,123.42
SECONDARY PROPERTY TAX	132.80
SPECIAL DISTRICT TAX	0.00
TOTAL TAX DUE FOR 2025	1,256.22

SITUS ADDRESS

LEGAL DESCRIPTION

THE COPPER MTN FIRST SOUTH EXT COPPER MTN EXPANSION AND ANGLO SAXON MINING CLAIM AGUA FRIA MINING DIST CONT 82.64 AC

REDUCTION RATE

1.5606

	TAX AUTHORITY	LEVY	PURPOSE	TAX RATE	2024 TAX	2025 TAX	INCREASE / DECREASE
2000	YAVAPAI COUNTY	PRM		1.6443	273.12	286.76	13.64
7043	MAYER SD #43	PRM		3.3512	566.46	584.44	17.98
8150	YAVAPAI COMMUNITY COLLEGE	PRM		1.4463	248.42	252.22	3.80
11900	FIRE DISTRICT ASSISTANCE TAX	SEC		0.0767	13.38	13.38	0.00
14900	YAVAPAI COUNTY LIBRARY DIST.	SEC		0.1346	22.36	23.48	1.12
15001	YAVAPAI FLOOD CONTROL DIST.	SEC		0.1599	27.82	27.90	0.08
30001	MOUNTAIN INSTITUTE CTED	SEC		0.0500	8.30	8.72	0.42
57043	SEC. MAYER SD #43	SEC		0.3401	52.86	59.32	6.46
	TOTALS				**1,212.72**	**1,256.22**	**43.50**

Chip Davis

Yavapai County Treasurer
1015 Fair Street
Prescott, AZ 86305

500-25-008A4 THIS IS A CALENDAR YEAR TAX NOTICE

PAYMENT INFORMATION

Nov. 03, 2025 First half 2025 taxes due, delinquent after 5:00 PM.

Dec. 31, 2025 Final day to pay 2025 current full year taxes without interest.

May. 01, 2026 Second half 2025 taxes due, delinquent after 5:00 PM.

THERE WILL BE A **$25.00** CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR **PARCEL NUMBER** ON YOUR CHECK.

2025 TAX PAYMENT COUPON

DETACH AND RETURN WITH PAYMENT

PLEASE DO NOT STAPLE OR TAPE CHECK TO PAYMENT COUPON

Parcel Number: 500-25-008A4

Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after 5:00 P.M. on specified due date (ARS 42-18052 and ARS 42-18053).

Remit full year payment for billed amounts by December 31, 2025 and no interest will be charged for current year.

POST DATED CHECKS WILL BE PROCESSED UPON RECEIPT. PAYMENT IN U.S. FUNDS ONLY.

PRIOR DELINQUENT TAXES (AS OF 2026-09-01)		0.00
TO PAY 1ST HALF ONLY (DUE Nov. 03, 2025)	PAY >	0.00
TO PAY 2ND HALF ONLY (DUE May. 01, 2026)	PAY >	0.00
TO PAY FULL YEAR TAX	PAY >	0.00
TO PAY TOTAL TAXES DUE	PAY >	0.00

MAKE CHECKS PAYABLE TO YAVAPAI COUNTY TREASURER

Yavapai County Treasurer
1015 Fair Street
Prescott, AZ 86305

1075464 Active Vacant Land PRIVATE AGENT ONLY REPORT **Tbd Copper Mountain, Mayer, AZ 86333 Lot #: N/A $1,200,000**

List: Mandy Pilgrim 928-308-6202 / theminicowrealtor@gmail.com W and Partners, LLC 602-828-5767 **Firm:** 20400 LC700878000 **Agt:** 35659 SA716743000

Co-list: Heather Hill 480-209-3478 / 480-209-3478 heatherhillrealestate@gmail.com W and Partners, LLC 602-828-5767 **Firm:** 20400 LC700878000 **Agt:** 33882 SA695794000



County:	Yavapai	**Aprx Acres:**	82.64	**Tax Parcel:**	500-25-008a
Incorp Area:	No	**Lot #:**	N/A	**Additional Parcel**	
Subdivision:	None	**Lot Size:**	3,599,798	**Numbers:**	No
Section:		**Phase:**		**Rent/Lease:**	No
Township:		**Irrigation**		**REO/Short Sale:**	Not
Range:		**Rights:**	No		Applicable
Listing	Exclusive Right to	**Zoning:**	RCU-2A	**Auction:**	
Type:	Sell			**Mfg/Mobile:**	Yes
Land Type:	Residential				

Legal: THE COPPER MTN FIRST SOUTH EXT COPPER MTN EXPANSION AND ANGLO SAX ON MINING CLAIM AGUA FRIA MINING DIST CONT 82.64 AC

HOA Y/N/Type:	No	**Taxes:**	1,213	**Owner Name:**	
HOA Dues $:		**Tax Year:**	2024	**Owner Phone:**	
HOA Phone:		**Assessments $:**			

Buildings: None
Building Restriction: Other - See Remarks
Fencing: Other - See Remarks
Lot Improvements: Other
Topo/Location: Borders State/BLM; Hillside; Hilltop; Other Trees; Remote; Rural; Views
Site/Soil Evaluation: None

Road Frontage Type: Private Road
Pets/Animals: Domestics; Farm Animals; Horses
Views: Boulders; Mountain(s); Panoramic; Trees/Woods
Subdivision Features: None

Utilities Installed: None
Utilities Available: Other See Remarks
Terms & Conditions: 1031 Exchange; Cash; Conventional; Free & Clear
Records Available: Stmt of Claimant
Other Docs on File:

Showing Requirements: Call Listing Agent; Locked Gate; See Showing Instructions
Road Surface Type: Dirt
Road Responsibility: Private Maintained Road

Directions: Driving Directions: From HWY 69 South, turn left onto Copper Road. Continue approximately 1 mile, then make a slight right onto Stoddard Road. After about 1 mile, you will enter the property...Stoddard Road runs directly through the parcel
Remarks: Rare 80-Acre Mining & Investment Opportunity in Yavapai County! This expansive 80-acre parcel includes full mining and mineral rights, offering exceptional potential for resource extraction, long-term investment, or speculative holding. The property is known for its copper and features visible turquoise, quartz, and other mineral-rich rock formations. Several old mine sites and tailings remain on the property, providing a glimpse into its resource potential for future operations. The land offers open terrain with panoramic mountain views. Opportunities to acquire a large contiguous parcel with active mineral potential and historic mining activity are rare in Yavapai County. Secure your piece of Arizona's mineral-rich landscape today!
Realtor Only: Buyer to verify all information
Showing Instructions: Call /Text Listing Agent to gain access to the property.

Listing Date:	08/01/2025	**Expiration Date:**	06/19/2026	**Listing Price:**	$1,200,000
Status Change Date:	08/05/2025			**Cumulative DOM:**	12
Original List Price:	$1,200,000			**Agent Days On Market:**	12
Seller Concessions Y/N:					

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Mandy Pilgrim on Wednesday, August 13, 2025 7:34 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.