

SWORN AFFIDAVIT

STATE OF IDAHO)
)
County of Ada)

Comes now, **ROBERTA STACY**, being first duly sworn, and according to oath deposes and declares as follows:

1. I am competent to make this sworn affidavit from my own personal knowledge and belief.
2. My date of birth is _____. The last four digits of my social security number are _____. My current address is 8259 Willow Dale Drive, Garden City, ID 83714. My phone number is 208-629-7805. I am a former resident of Falcon Wood Village, an age 55+ retirement community located at 1475 Green Acres Rd., Eugene, OR. I am the previous owner of the 1988 Barr, double-wide manufactured home located in Site 117.
3. I resided at Falcon Wood Village from _____ to _____; _____ years. I moved due to my age, being 86 at the time, health, and realizing taking care of the home was too much for me. I also did not like living alone, having been widowed, so I moved in with my sister.
4. Upon my decision to move I met with Falcon Wood Village Community Manager Bill Allard. I told him I wanted him to sell my home for me as this is something that he often does. He told me that instead of selling it he would buy it from me. I asked him what it was worth. He said \$9,000.00 and that he would give me a free month's rent. I accepted his offer not really knowing how much it was worth, trusting him to be honest and fair with me. This turned out to be a huge mistake. I paid \$24,000.00 for it. Approximately six weeks later he sold the home for \$24,500.00 to Eugene

Chilson who still resides there. Bill and/or Equity Lifestyle pocketed \$15,500.00. The listing agreement says Bill was to be paid \$1,500.00. He only gave me \$9,000.00 and kept \$15,500.00.

5. I signed the title of the home over to Bill. To my knowledge he did not title it in his name but instead turned over the title to Eugene Chilson. I had the exterior pressure washed and interior professionally cleaned. He put no money in prepping the home for resale. He made a profit of \$15,500.00 and I believe he exploited me, taking advantage of my situation, age, and lack of knowledge about how much my home was actually worth. I have since learned he has allegedly done this to other residents, primarily widowed elderly women. I was living in Idaho when I received the check for \$9,000.00. I thought there was nothing I could do about it other than hire a lawyer to sue him for the money he ripped off but I could not afford one and also did not want to deal with the stress.
6. The only documentation I received from Bill Allard was an Exclusive Listing Contract. It is attached as an exhibit in support of this affidavit. It is dated June 14, 2011.
7. I believe Bill Allard should reimburse me at least \$14,000.00 for the money he swindled me out of and that he is investigated for elder abuse by way of exploitation. I am willing to assist as best I can in any such investigation.

I certify under penalty of perjury under the laws of the State of Oregon and State of Idaho that the foregoing is true and correct.

Signature of Affiant

Date

Subscribed and sworn to before me, this _____ day of December, 2017.

Notary Public (signature)

_____ commission expires; _____
Notary Public (print name)