

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:

JONATHAN CHAVEZ,
340 WEST MADISON STREET
SAN TAN VALLEY, AZ 85140
OF PINAL COUNTY, L.L.C.

COURTESY
NO TITLE LIABILITY
ESCROW NO.: 02-04007776-737 - DCP



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 11/19/09 1542
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2009-120250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned **KAMJA HOLDINGS I, LLC, An Arizona Limited Liability Company**, do/does hereby convey to **JONATHAN CHAVEZ, An Unmarried Man**, the following real property situated in **PINAL County, ARIZONA**:

Lot 32, of PECAN CREEK-NORTH PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 134.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens covenants, restrictions, obligations, and liabilities as may appear of record.

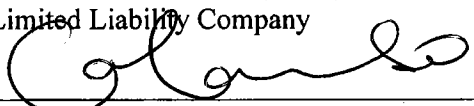
And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated **November 11, 2009**

ACCEPTED AND APPROVED:

SELLER:

KAMJA HOLDINGS I, LLC, An Arizona
Limited Liability Company


By: Fedelta Partners, LLC, Manager
BY: Carol A. Colombo/Anthony A. Bonacci

State of ARIZONA

}ss:

County of Maricopa

On November 11, 2009, before
me, The Undersigned,

a Notary Public in and for said County and State,
personally appeared KAMJA HOLDINGS I, LLC, An
Arizona Limited Liability Company By: Fedelta
Partners, LLC, Manager By: Carol A.
Colombo/Anthony A. Bonacci, Member

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature

Danielle Fensenfeld

FOR NOTARY SEAL OR STAMP



DANIELLE FENSENFELD
Notary Public—Arizona
Maricopa County
Expires on 07/31/2013

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 109-28-032
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

KAMJA HOLDINGS I, LLC

3219 East Camelback Rd.

Phoenix AZ 85018

3. (a) BUYER'S NAME AND ADDRESS:

JONATHAN CHAVEZ

838 S HUI SH DR

GILBERT, AZ 85296

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

340 E MADDISON STREET, SAN TAN, AZ 85140

5. MAIL TAX BILL TO:

JONATHAN CHAVEZ

340 E MADDISON STREET, SAN TAN, AZ 85140

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- ☒ To be occupied by owner or "family member." ☐ To be rented to someone Other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 0

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9.

COUNTY OF RECORDATION: PINAL
FEE NO: 2009-120250
RECORD DATE: 11/19/09

(d) Fee/Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____

Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

11. SALE PRICE: \$ 120,000.00

12. DATE OF SALE (Numeric Digits): November / 2009
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 1,000.00

14. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Exchange or Trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | f. <input type="checkbox"/> Other financing; Specify: _____ |

15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Magnus Title Agency

6991 E Camelback Rd, Ste C100 Scottsdale, AZ 85251

Phone (480) 682-0200 Fax: (480) 385-6862

18. LEGAL DESCRIPTION (attach copy if necessary) °
Lot(s) 32, of PECAN CREEK NORTH, Map Book D, Map Page 134

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 10th day of Nov, 2009

Notary Public _____

Notary Expiration Date _____

SIGNED IN COUNTERPART

Signature of Buyer/Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____



DANIELLE FEKSENFELD
Notary Public—Arizona
Maricopa County
Expires on 07/31/2013

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Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this _____ day of _____, 20

Notary Public

Notary Expiration Date _____

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 19 day of Nov., 2009

Notary Public

Notary Expiration Date 2/25/2010



TERRI HEIDEL
 Notary Public - Arizona
 Pinal County
 Expires 02/25/10