



SECURITY TITLE AGENCY
RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

**Denver Investments Group, LLC, an
Arizona limited liability company**

**207 N Gilbert Rd #1,
Gilbert, AZ 85234**

DATE/TIME: 07/31/2012 1555

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2012-065519



ESCROW NO.: 76111829 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Erik Wood, A Married Man as his Sole and Separate Property

("Grantor") conveys to

Denver Investments Group, LLC, an Arizona limited liability company

the following real property situated in Pinal County, ARIZONA:

LOT 120, OF DESERT CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET D, SLIDE 62.

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

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: July 13, 2012

Grantor(s):

SELLER:

Erik Wood

State of Arizona
County of Pinal } ss:

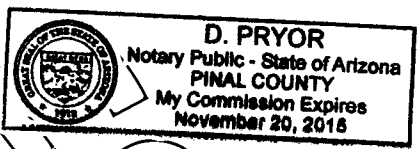
Individual

The foregoing Warranty Deed, dated July 13, 2012 and consisting of 2 page(s), was acknowledged before me this 30 day of July, 12 by

Eric Wood

[Signature]
Notary Public

My comm expires: 11.20.15



WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <u>504-77-1200</u>	BOOK	MAP	PARCEL	SPLIT
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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 (attach list if necessary):

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

2. SELLER'S NAME AND ADDRESS:

Erik Wood
1844 N Parkside Lane
Casa Grande, AZ 85122

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

Denver Investments Group, LLC, an Arizona limited liability company
207 N Gilbert Rd #1
Gilbert, AZ 85234

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1844 N Parkside Lane
Casa Grande, AZ 85122

5. MAIL TAX BILL TO:

Denver Investments Group, LLC, an Arizona limited liability company
SAME AS # 3

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

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 AZ, County of Pinal
 Subscribed and sworn to before me on this 30 day of June, 2012
 Notary Public _____
 Notary Expiration Date 11-20-15

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: **07/31/2012 1555**
 FEE NUMBER: **2012-065519**

10. SALE PRICE: \$ 86,000.00

11. DATE OF SALE (Numeric Digits): 04/12
 Month / Year

12. DOWN PAYMENT \$ 17,200

13. METHOD OF FINANCING:
- a. Cash (100% of Sale Price)
 - b. Barter or trade
 - c. Assumption of existing loan(s)
 - d. Seller Loan (Carryback)
 - e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
 - f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):
- (a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No
 - (b) If Yes, provide the dollar amount of the Personal Property: -\$ 00 AND 00
 briefly describe the Personal Property: _____

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

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 - If Yes; briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER SAME AS # 3

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
 State of AZ, County of Pinal
 Subscribed and sworn to before me on this 30 day of June, 2012
 Notary Public _____
 Notary Expiration Date 11-20-15

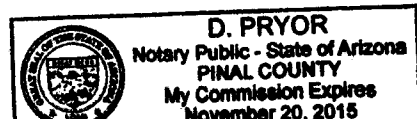
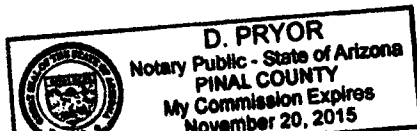


Exhibit A

LOT 120, OF DESERT CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 62.

