



**RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY**
RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

Antonieta H. Roberts

**1800 W Hwy 287,
Casa Grande, AZ 85194**

DATE/TIME: 09/28/2012 1455

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2012-084516



ESCROW NO.: 76112395 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

HXF Investments, LLC, an Arizona limited liability company

("Grantor") conveys to

Antonieta H. Roberts, A Married Woman as her Sole and Separate Property

the following real property situated in Pinal County, ARIZONA:

LOT 23, OF HIGHLAND MANOR UNIT 1 AMENDED, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
ARIZONA, RECORDED IN CABINET D, SLIDE 99 AND AMENDED IN CABINET D,
SLIDE 118.

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: September 5, 2012

Grantor(s):

SELLER:

**HXF Investments, LLC, an Arizona limited liability
company**

David K. Hancock, member

State of Arizona
County of Pinal

} ss:

Entity

The foregoing Warranty Deed, dated September 5, 2012 and consisting of 2 page(s), was acknowledged before me this 27 day of Sept, 2012, by David K. Hancock, member of HXF Investments, LLC, an Arizona-limited liability company.



Terry S. Hughes
Notary Public

My comm expires: 10/13/12

CONFIDENTIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <input checked="" type="checkbox"/>	505-15-042			
<input type="checkbox"/>	BOOK	MAP	PARCEL	SPLIT

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:

HXF Investments, LLC, an Arizona limited liability company
 1743 E. San Xavier Drive
 Casa Grande, AZ 85122

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

Antonieta H. Roberts
 1800 W Hwy 287
 Casa Grande, AZ 85194

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

4. ADDRESS OF PROPERTY:

1725 N. Agave Street
 Casa Grande, AZ 85122

5. MAIL TAX BILL TO:

Antonieta H. Roberts
~~SAME AS #~~ 1800 E Highway 287
 Casa Grande, AZ 85194

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):

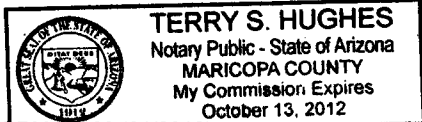
- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

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 21 day of Sept 2012

Notary Public _____
 Notary Expiration Date 10/13/12



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/28/2012 1455

FEE NUMBER: 2012-084516

10. SALE PRICE: \$ 124,000.00

11. DATE OF SALE (Numeric Digits): 8/2012
 Month / Year

12. DOWN PAYMENT \$ 31,000.00

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 _____

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 # 5

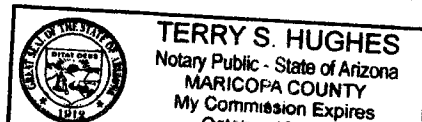
18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Antonieta H. Roberts
 State of AZ, County of Pinal

Subscribed and sworn to before me on this 28 day of Sept 2012

Notary Public _____
 Notary Expiration Date 10/13/12



Escrow No. 76112395-076-TH

EXHIBIT "A"
Legal Description

LOT 23, OF HIGHLAND MANOR UNIT 1 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 99 AND AMENDED IN CABINET D, SLIDE 118.