



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

DATE/TIME 10/26/2012 1533
FEE \$12 00
PAGES 2
FEE NUMBER 2012-092857



Recorded at the request of:
Sara C. Derrick
MESCH, CLARK & ROTHSCILD, P.C.
259 North Meyer Avenue
Tucson, Arizona 85701

Special Warranty Deed to Trust

For the consideration of Ten Dollars, and other valuable considerations, the WILLIAM E. CARTY AND MARY G. CARTY IRREVOCABLE TRUST DATED AUGUST 17, 2011, MARTIN K. CARTY, TRUSTEE, hereby grants and conveys to 40325 W. ROBBINS DRIVE, LLC all its right, title and interest in and to the following real property situated in Pinal County, Arizona, Parcel No. 512-49-2590, more commonly known as 40325 W. Robbins, Maricopa, Arizona

Lot 124 Final Plat for Parcel 25 at Homestead North, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 132.

SUBJECT TO all matters of record in the Office of the County Recorder of Pinal County,

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

Grantor: WILLIAM E. CARTY AND MARY G. CARTY IRREVOCABLE TRUST
DATED AUGUST 17, 2011, MARTIN K. CARTY, TRUSTEE
1357 E. Vinedo Lane
Tempe, AZ 85284

Trustees: Martin K. Carty
1357 E. Vinedo Lane
Tempe, AZ 85284

Beneficiary: WILLIAM E. CARTY AND MARY G. CARTY IRREVOCABLE TRUST
DATED AUGUST 17, 2011, MARTIN K. CARTY, TRUSTEE
1357 E. Vinedo Lane
Tempe, AZ 85284

Date: AUG. 10, 2012.

WILLIAM E. CARTY AND MARY G. CARTY
IRREVOCABLE TRUST DATED AUGUST 17, 2011,

Martin K. Carty, TRST
Martin K. Carty, Trustee

STATE OF ARIZONA)

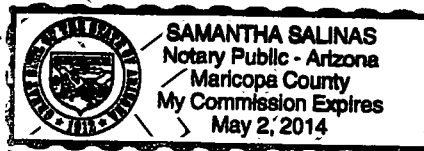
) ss:

COUNTY OF MARICOPA)

This instrument was subscribed, sworn to and acknowledged before me this 10 day of August, 2012 by Martin K. Carty.

Samantha Salinas
Notary Public

354424



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512 - 49 - 259 - 0
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:

Wm E Carty & Mary G Carty Irrev Tr dtd 8/17/2011

1357 E. Vinedo Ln.

Tempe, AZ 85284

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

40325 W. Robbins Drive, LLC

1357 E. Vinedo Ln.

Tempe, AZ 85284

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

40325 W. Robbins Drive

Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Martin K. Carty, Trustee

1357 E. Vinedo Ln.

Tempe, AZ 85284

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
d. ☐ 2-4 Plex i. ☐ Other Use; Specify: _____
e. ☐ 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 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 d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy 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 Arizona, County of Maricopa

Subscribed and sworn to before me on this 10 day of August 2012

Notary Public

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL

FEE NO: 2012-092857

RECORD DATE: 10/26/2012

10. SALE PRICE: \$ 0 00

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

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

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

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):

Martin K. Carty

1357 E. Vinedo Ln.

Tempe, AZ 85284

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 10 day of August 2012

Notary Public

Notary Expiration Date

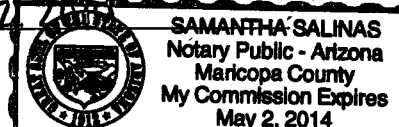
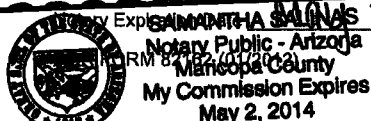


EXHIBIT A

Lot 124 Final Plat for Parcel 25 at Homestead North, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 132.