



DATE/TIME: 11/30/2012 1043

FEE: \$11.00

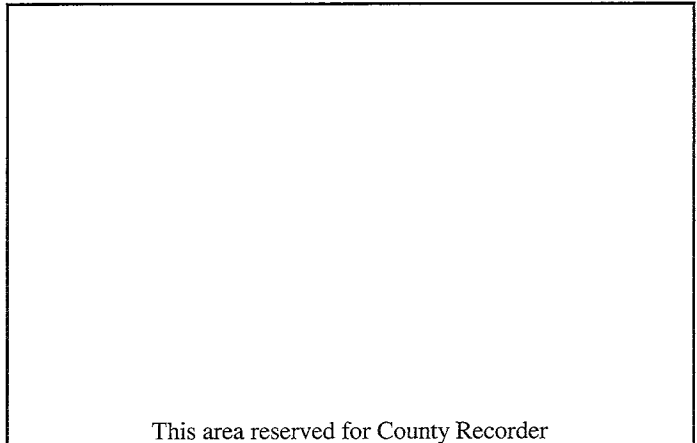
PAGES: 3

FEE NUMBER: 2012-102834



Recording Requested by
Equity Title Agency, Inc.

AFTER RECORDING, RETURN TO:
SHERRY LOWENTHAL
TINA M HELMKE
AVISHAI ENTERPRISES, LLC
4370 N. CAMINO YERMO
TUCSON, AZ 85750



This area reserved for County Recorder

ESCROW NO. 01813781-018-JD2

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

PHH MORTGAGE CORPORATION, A New Jersey Corporation

do/does hereby convey to

~~SHERRY LOWENTHAL and TINA M HELMKE~~ AVISHAI ENTERPRISES, LLC, An Arizona limited liability Company
the following real property situated in PINAL County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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.

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

Dated this **November 8, 2012**



PHH MORTGAGE CORPORATION

STATE OF
COUNTY OF

NY
SUN

} SS:

On November 9, 2012, before me, Linda Huller

a Notary Public in and for said County and State, personally appeared

Brian Koforest

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.

WITNESS my hand and official seal.

Signature

Linda Huller

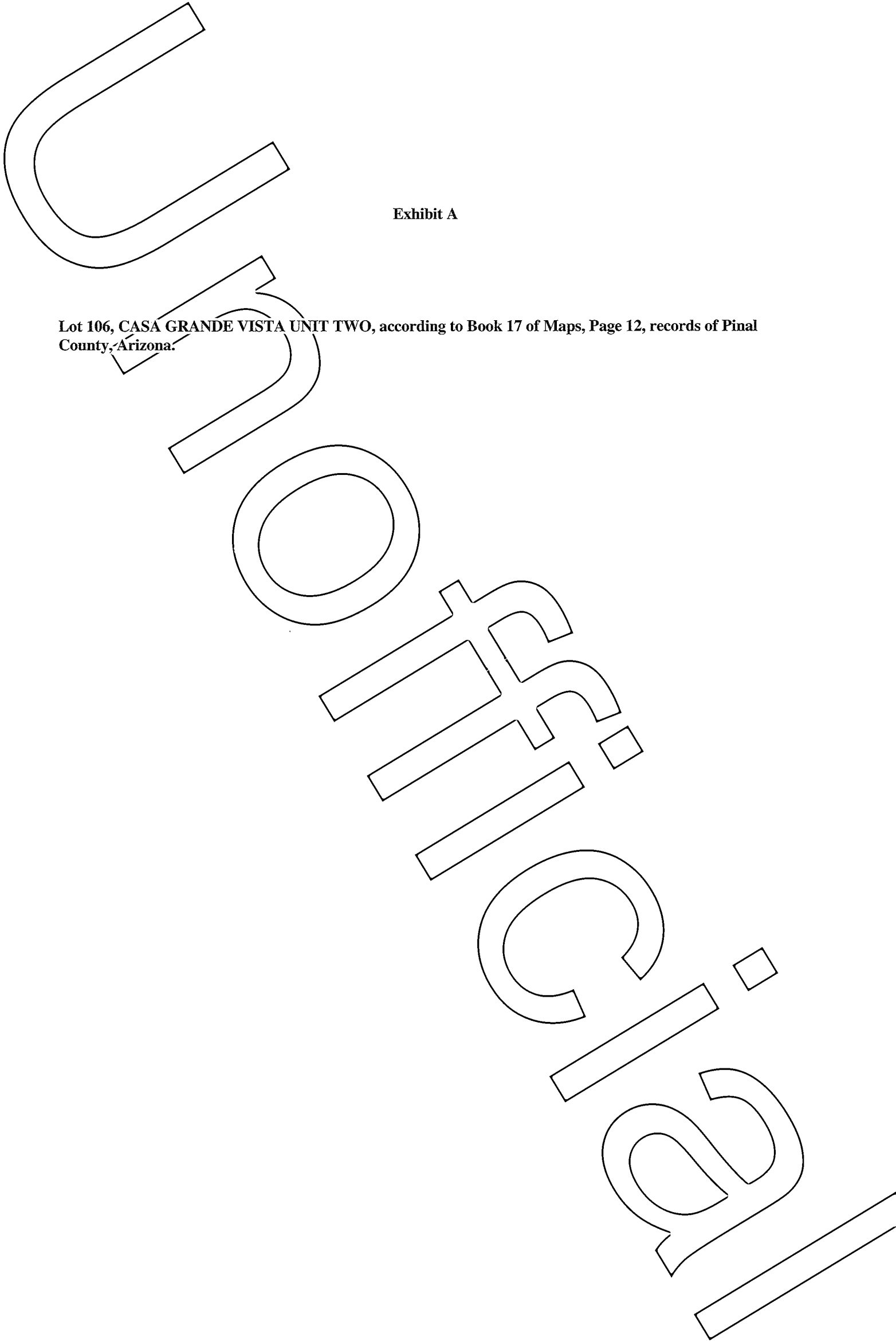
Linda Huller 2300415
Notary Public of New Jersey
My Commission expires May 19, 2013

For Notary Seal Or Stamp

FOR
C.S.

Exhibit A

Lot 106, CASA GRANDE VISTA UNIT TWO, according to Book 17 of Maps, Page 12, records of Pinal County, Arizona.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-12-0490
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:

PHH MORTGAGE CORPORATION
2001 BISHOPS GATE BOULEVARD
MT. LAUREL, NJ 08054

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

AVISHAI ENTERPRISES, LLC
4370 N. CAMINO YERMO
TUCSON, AZ 85750

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

4. ADDRESS OF PROPERTY:

307 EAST SAGUARO STREET
CASA GRANDE, AZ 85122

5. MAIL TAX BILL TO:

AVISHAI ENTERPRISES, LLC
4370 N. CAMINO YERMO
TUCSON, AZ 85750

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
 Affixed Not Affixed
- 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:

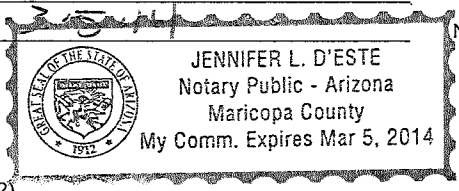
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

[Signature]
Signature of Seller / Agent

State of AZ, County of maricopa

Subscribed and sworn to before me on this 27 day of Nov 2012

Notary Public _____
Notary Expiration Date _____



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 11/30/2012 1043
FEE NUMBER: 2012-102834

10. SALE PRICE: \$ 39,000.00

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

12. DOWN PAYMENT \$ 39,000.00

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

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: \$ 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):
Equity Title Agency, Inc.
4824 E Baseline Rd, Suite 105, Mesa, AZ 85206
(480) 834-1134

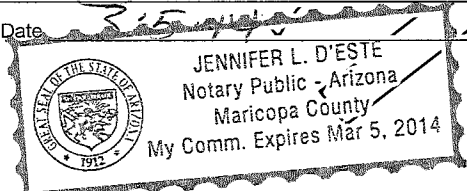
18. LEGAL DESCRIPTION (attach copy if necessary):
SEE LEGAL DESCRIPTION ATTACHED HERETO.

[Signature]
Signature of Buyer / Agent

State of AZ, County of maricopa

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

Notary Public _____
Notary Expiration Date _____



LEGAL DESCRIPTION

Lot 106, CASA GRANDE VISTA UNIT TWO, according to Book 17 of Maps, Page 12, records of Pinal County, Arizona.

