



Recording Requested by:
First American Title Company, LLC

When recorded mail to:
Reed B. Davis
956 North Woodridge Drive
Layton, UT 84040

DATE/TIME: 03/01/2013 1602

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-017516



1/3 5530088

WARRANTY DEED

Escrow No. **321-5530088A** (LL)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

SBG Capital, LLC, a Utah limited liability company, the GRANTOR does hereby convey to

Reed B. Davis, a married man, the GRANTEE

The following described real property situate in **Pinal County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 4, of PARCEL 3 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 193.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: February 26, 2013

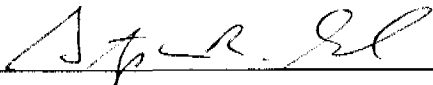
File No.: 321-5530088A (LL)
A.P.N.: 512-08-0040 3

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

SBG Capital, LLC, a Utah limited liability
company

By: The Companies (TC), L.L.C., a Utah
limited liability company, its manager


By: Stephen Earl, manager

STATE OF

UTAH

)ss.

County of

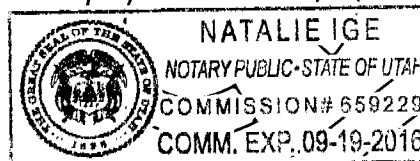
UTAH

On FEBRUARY 27, 2013, before me, the undersigned Notary Public, personally
appeared **Stephen Earl, manager of The Companies (TC), LLC, manager of SBG Capital, LLC, a
Utah limited liability**, 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.

My Commission Expires: 09/19/2016


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-08-0040 3

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:

SBG Capital, LLC

531 East 770 North

Orem, UT 84097

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

Reed B. Davis

956 North Woodridge Drive

Layton, UT 84040

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

44133 West Roth Road

Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Reed B. Davis

956 North Woodridge Drive

Layton, UT 84040

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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 Utah, County of Utah

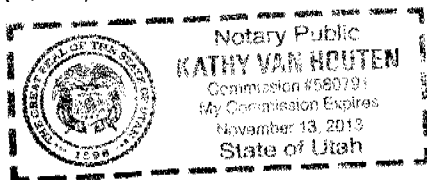
Subscribed and sworn to before me on this 28th day of February 20 13

Notary Public

Notary Expiration Date

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DOR FORM 82162 (08/2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 03/01/2013 1602

FEE NUMBER: 2013-017516

10. SALE PRICE: \$129,900.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 3
Month/Year

12. DOWN PAYMENT \$31,030.96 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: _____

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: \$ 0.00 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):

First American Title Company, LLC

315 South 500 East, Suite 101

American Fork, UT 84003

321-5530088A (LL) / Phone (801)763-8676

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 4, of PARCEL 3 OF THE VILLAGES AT RANCHO EL DORADO (D/193)

Signature of Buyer / Agent

State of Utah, County of Utah

Subscribed and sworn to before me on this 27 day of February 20 13

Notary Public

Notary Expiration Date

