



DATE/TIME: 08/09/2013 1211

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-065963



Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Superstition Investments LLC  
849 E. Frontier St.  
Apache Junction AZ 85120

*1/18* AUG 08 2013

## WARRANTY DEED

File No. 264-5545395 (KJ)

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

Patricia M. Garnier, a single woman, the GRANTOR does hereby convey to

Superstition Investments LLC, an Arizona limited liability company, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 167, BLOCK 4, OF SUPERSTITION ESTATES, ACCORDING TO MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN BOOK 9 OF MAPS, PAGE 36.

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: March 26, 2013

*Large diagonal watermark text: SUPERSTITION INVESTMENTS LLC*

File No.: 264-5545395 (KJ)  
A.P.N.: 102-09-1670 4

Warranty Deed - continued

Patricia M. Garnier  
Patricia M. Garnier

STATE OF AZ )

County of Maricopa ) ss.

On 8/7/13, before me, the undersigned Notary Public, personally appeared Patricia M. Garnier, 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: 7/21/17 Diana Stevens  
Notary Public



# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 102-09-1670 4  
 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:**

Patricia M. Garnier  
1845 E. 36th Avenue  
Apache Junction, AZ 85119

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

Superstition Investments LLC  
4947 East Bell Street  
Apache Junction AZ 85120

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

**4. ADDRESS OF PROPERTY:**

1830 South Apache Drive  
Apache Junction, AZ 85120

**5. MAIL TAX BILL TO:**

Superstition Investments LLC  
4947 East Bell Street  
Apache Junction AZ 85120

**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.  Agriculture
- 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 Escrow  
 State of Arizona \_\_\_\_\_ County of Maricopa  
 Subscribed and sworn to before me on this 8 day of Aug 20 13  
 Notary Public \_\_\_\_\_

Notary Expiration Date 06/09/14  
Karen E. James

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DOR FORM 82162 (07/2012)



**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 08/09/2013 1211

FEE NUMBER: 2013-065963

**10. SALE PRICE:** \$ 63,000.00 **00**

**11. DATE OF SALE (Numeric Digits):** 07/13  
 Month/Year

**12. DOWN PAYMENT** \$ 63,000.00 **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: \$ 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 Insurance Company  
4435 East Chandler Blvd., Suite 100  
Phoenix, AZ 85048  
264-5545395 (KJ) Phone (480)753-4424

**18. LEGAL DESCRIPTION (attach copy if necessary):**

Lot 167, of SUPERSTITIION ESTATES (1)

9/36  
 Signature of Buyer / Agent Escrow  
 State of Arizona \_\_\_\_\_ County of Maricopa  
 Subscribed and sworn to before me on this 8 day of Aug 20 13  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 06/09/14  
Karen E. James

