



Recording Requested by:  
First American Title Company, LLC

When recorded mail to:  
Upton Holdings, LLC  
1452 East 300 South  
Spanish Fork, UT, 84660

DATE/TIME: 08/15/2013 1610

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-067439



## WARRANTY DEED

Escrow No. **321-5577847A (LL)**

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

**Hiep Mai and Huyen Mai, husband and wife**, the GRANTOR does hereby convey to

**Upton Holdings, LLC, an Arizona limited liability company**, 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 206, OF SK RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 120;**

**EXCEPT 1/16TH OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCE, HELIUM OR OTHER SUBSTANCES OF GASEOUS NATURE, COAL, METALS, MINERAL, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY WHICH MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS PROVIDED BY ARA S37-231, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA RECORDED IN DOCKET 1669, PAGE 558, PINAL COUNTY RECORDS.**

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


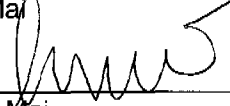
And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: August 12, 2013

File No.: 321-5577847A (LL)  
A.P.N.: 504-67-20602

Warranty Deed - continued

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


  
\_\_\_\_\_  
Hiep Mai  
  
\_\_\_\_\_  
Huyen Mai

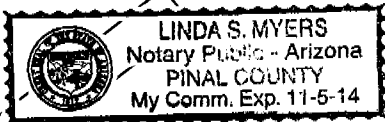
STATE OF ARIZONA )  
County of PINAL )ss.

On 8-13-13 before me, the undersigned Notary Public, personally appeared **Hiep Mai and Huyen Mai**, 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: 11-5-14

  
\_\_\_\_\_  
Notary Public LINDA S. MYERS



*Large diagonal watermark text: "COPY"*

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 504-67-20602  
 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:

Hiep Mai and Huyen Mai  
Same as the

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

Upton Holdings, LLC  
1452 East 300 South  
Spanish Fork, UT 84660

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

## 4. ADDRESS OF PROPERTY:

679 West Jardin Drive  
Casa Grande, AZ 85122

## 5. MAIL TAX BILL TO:

Upton Holdings, LLC  
1452 East 300 South  
Spanish Fork, UT 84660

## 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.

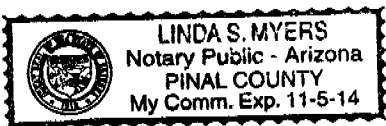
## 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- 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 \_\_\_\_\_  
 State of ARIZONA County of Pinal  
 Subscribed and sworn to before me on this 13 day of August 20 13  
 Notary Public Linda S. Myers  
 Notary Expiration Date 11-5-14

13  
 DOR FORM 82162 (08/2012) LINDA S. MYERS



## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/15/2013 1610

FEE NUMBER: 2013-067439

10. SALE PRICE: \$ 112,000.00 00

11. DATE OF SALE (Numeric Digits): 08 / 13  
 Month/Year

12. DOWN PAYMENT \$ 112,000.00 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 Company, LLC  
315 South 500 East, Suite 101  
American Fork, UT 84003  
321-5577847A (LL) Phone (801)763-8676

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

Lot 206, of SK RANCH (C / 120)

Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_ County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of August 20 13  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

*Signed in counterpart*

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Hiep Mai and Huyen Mai  
Same as #4

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Spanish Fork, UT 84660

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Signed in counterpart  
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State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of August 20 13

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

## FOR RECORDER'S USE ONLY

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321-5577847A (LL) Phone (801)763-8676

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Signature of Buyer / Agent

State of Utah, County of Utah

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Notary Public \_\_\_\_\_

Notary Expiration Date 8-4-14

