

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:
Aegis Property, LLC, a Florida
limited liability company

7282 55th Ave. E. Ste. #148,
Brandenton, FL-34203

DATE/TIME: 12/19/2013 1339

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-096819



ESCROW NO.: 76131418 - 076 - CG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Denise Williams, Personal Representative of the Estate of Janice Picard, Deceased, Probate No. PB20130157

("Grantor") conveys to

Aegis Property, LLC, a Florida limited liability company

the following real property situated in Pinal County, ARIZONA:

LOT 28, AVALON PHASE A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 076, AND AFFIDAVIT OF CORRECTION RECORDED MAY 31, 2012 IN RECORDING NO. 2012-45656.

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.

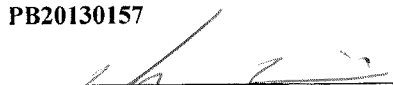
Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: December 17, 2013

Grantor(s):

SELLER:

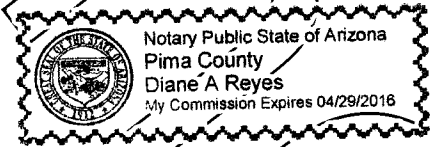
Estate of Janice Picard, Deceased, Probate No.
PB20130157


Denise Williams, Personal Representative

Escrow No.: 76131418-076-CG
Warranty Deed...Continued

State of Arizona
County of Pima } ss:

The foregoing Warranty Deed, dated December 17, 2013 and consisting of 2 page(s), was acknowledged before me this 17 day of December, 2013, by Denise Williams, Personal Representative of the Estate of Janice Picard.



Diane A Reyes
Notary Public
My commission expires: 04/29/2016

OFFICIALS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	509-84-128			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No X
 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:

Estate of Janice Picard, Deceased, Probate No. PB20130157
 5819 S Mahan Dr
 Tucson, AZ 85746

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

Aegis Property, LLC, a Florida limited liability company
 7282 55th Ave. E. Ste. #148
 Brandenton, FL 34203

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

4. ADDRESS OF PROPERTY:

1257 W. Chimes Tower Dr.
 Casa Grande, AZ 85122

5. MAIL TAX BILL TO:

SAME AS #3

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

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
Affixed Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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.
 X 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:

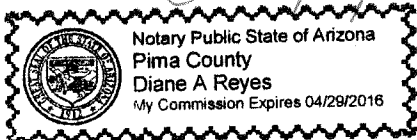
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

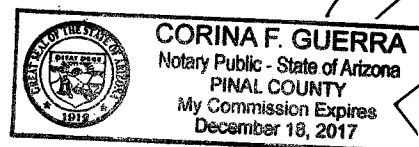
- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> 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 Pima
 Subscribed and sworn to before me on this 17 day of December 2013
 Notary Public Nancy B
 Notary Expiration Date 04/29/2014



Signature of Buyer / Agent _____
 State of Az, County of Pinal
 Subscribed and sworn to before me on this 19 day of December 2013
 Notary Public Corina F. Guerra
 Notary Expiration Date 12/18/15



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 12/19/2013 1339

FEE NUMBER: 2013-096819

10. SALE PRICE: \$ 150,000.00

11. DATE OF SALE (Numeric Digits): 12/2013
 Month / Year

12. DOWN PAYMENT \$ 150,000.00

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

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

SAME AS #3

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Escrow No. 76131418-076-CG

EXHIBIT "A"
Legal Description

LOT 28, AVALON PHASE A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 076, AND AFFIDAVIT OF CORRECTION RECORDED MAY 31, 2012 IN RECORDING NO. 2012-45656.