



at the request of Pioneer Title Agency, Inc.

When recorded mail to
Mr. and Mrs. Richard Kennedy
900 W. Broadway Ave #4
Apache Junction, AZ 85120

74200133-LLM
1-12

DATE/TIME: 07/09/2015 1510
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2015-044585



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 101-16-1040

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,
San Marcos on Broadway, LLC, an Arizona limited liability company
hereafter called the Grantor, hereby conveys to

Richard Kennedy and Daisy Kennedy, Husband and Wife, as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

Lot 4, BROADWAY SAN MARCOS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 108.

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 binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

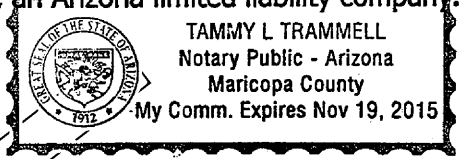
DATED July 1, 2015

San Marcos on Broadway, LLC, an Arizona limited liability company
By: DBK Mgt., Inc. an Arizona Corporation, as Manager

Daniel J. Kauffman, President

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 8th day of July, 2015, by San Marcos on Broadway, LLC, an Arizona limited liability company.



Tammy L Trammell
NOTARY PUBLIC
My commission expires: 11-19-2015

THIS-NOTARY CERTIFICATE IS TO BE ATTACHED TO: Enter Name of Document

Date of Document: July 1, 2015 / Consisting of 2 pages
Parties to Document:
Richard Kennedy and Daisy Kennedy
San Marcos on Broadway, LLC, an Arizona limited liability company

1000% OFF
Special Warranty Deed - Escrow No. 74200133

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Richard Kennedy and Daisy Kennedy, Husband and Wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated July 1, 2015 and executed by San Marcos on Broadway, LLC, an Arizona limited liability company, as Grantors, to Richard Kennedy and Daisy Kennedy, Husband and Wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as: Lot 4, BROADWAY SAN MARCOS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 108.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

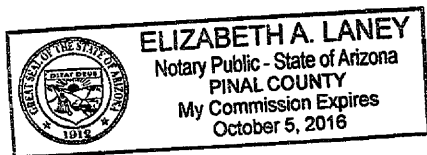
DATED: July 1, 2015

Richard Kennedy
Richard Kennedy

Daisy Kennedy
Daisy Kennedy

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 1 day of July, 2015, by Richard Kennedy and Daisy Kennedy.



Elizabeth A. Laney
NOTARY PUBLIC
My commission expires: 10/5/16

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-16-1040
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:

San Marcos on Broadway, LLC, an Arizona limited liability company

P.O. Box 18571
Fountain Hills, AZ 85269

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

Richard Kennedy and Daisy Kennedy
1650 S. Silver Drive
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:

900 W. Broadway Ave #4
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Richard Kennedy and Daisy Kennedy
900 W. Broadway Ave #4
Apache Junction, AZ 85120

(b) Next tax payment due Oct 1, 2015

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. Agricultural
- 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:

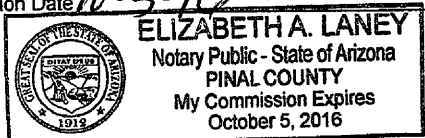
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "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.

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 _____, County of _____
Subscribed and sworn to before me on this _____ day of _____, 2015
Notary Public _____
Notary Expiration Date _____



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/09/2015 1510

FEE NUMBER: 2015-044585

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:

10. SALE PRICE: \$ 173,284.00

11. DATE OF SALE (Numeric Digits): 6 / 2015
Month / Year

12. DOWN PAYMENT \$ 0.00

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:

\$ 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):

Pioneer Title Agency, Inc.
2152 South Vineyard, Suite 109, Mesa, AZ 85210
Phone: (480) 464-4495

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____, 2015
Notary Public _____
Notary Expiration Date _____

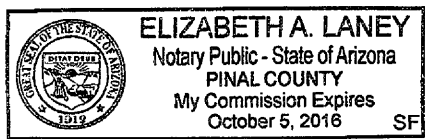


EXHIBIT "A"
Legal Description

Lot 4, BROADWAY SAN MARCOS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 108.

BROADWAY SAN MARCOS