

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Juan Cabral

426 W. Cottonwood Ln. #45

Casa Grande, AZ 85122

DATE/TIME: 07/24/2015 1525

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2015-047964



ESCROW NO.: 76150670 - 076 - LSA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,
Stardom Investments, LLC, an Arizona limited liability company
("Grantor") conveys to

Juan Cabral and Edith Cabral, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

LOT 96, OF PARKVIEW UNIT II, SUBDIVISION SIERRA RANCH, ACCORDING TO
CABINET B, SLIDE 4, RECORDS OF PINAL COUNTY, ARIZONA.

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: June 25, 2015

Grantor(s):

SELLER:

Stardom Investments, LLC, an Arizona limited liability
company

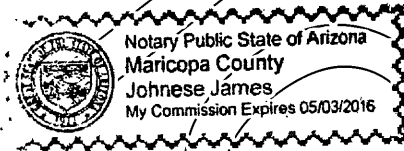
Alyona Fedorova
By Alyona Fedorova Its Manager

Escrow No.: 76150670-076-LSA
Warranty Deed...Continued

State of Arizona
County of Maricopa } SS:

Entity

The foregoing Warranty Deed, dated June 25, 2015 and consisting of 2 page(s), was acknowledged before me this 7 day of July, 2015, by Alyona Fedorova, the Manager of Stardom Investments, LLC, on behalf of the



Johnese James
Notary Public

My commission expires: 5-3-2016

FORGERS

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Juan Cabral and Edith Cabral, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated June 25, 2015, and executed by **Stardom Investment, LLC, an Arizona limited liability company** as Grantors, to **Juan Cabral and Edith Cabral, Husband and Wife** as Grantees, and which conveys the real property described as:

LOT 96, OF PARKVIEW UNIT II, SUBDIVISION SIERRA RANCH, ACCORDING TO CABINET B, SLIDE 4, RECORDS OF PINAL COUNTY, ARIZONA.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: June 25, 2015

GRANTEES:

Juan Cabral _____
Juan Cabral
Edith Cabral _____
Edith Cabral

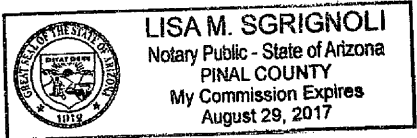
State of Arizona _____
County of Pinal _____

} ss:

Individual
The foregoing Acceptance of Community Property with Right of Survivorship, dated June 25, 2015 and consisting of 1 page(s), was acknowledged before me this 22 day of July, 2015, by

Juan Cabral and Edith Cabral _____
Notary Public

My commission expires: 8/29/17



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-50-096
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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Stardom Investment, LLC, an Arizona limited liability company
3506 N. 24th St.
Phoenix, AZ 85016

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

Juan Cabral
426 W. Cottonwood Ln. #45
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1734 East Catalina Street
Casa Grande, AZ 85122

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

Juan Cabral
Same as #4

(b) Next tax payment due _____

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:

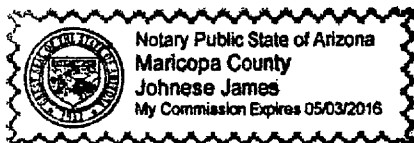
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition 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]
Signature of Seller/Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 7 day of July, 2015
Notary Public [Signature]
Notary Expiration Date 5-3-2016



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/24/2015 1525

FEE NUMBER: 2015-047964

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: \$ 125,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2015
Month / Year

12. DOWN PAYMENT \$ 2265.

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: N/A

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: _____

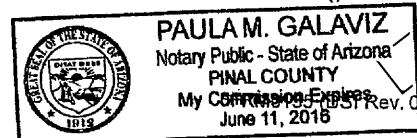
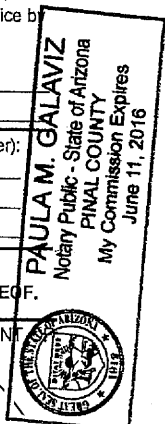
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer: Same as #3
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

[Signature]
Signature of Buyer/Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 23 day of July, 2015
Notary Public [Signature]
Notary Expiration Date 6-11-2016



Escrow No. 76150670-076-LSA
Affidavit of Property Value... Continued

EXHIBIT "A"
Legal Description

LOT 96, OF PARKVIEW UNIT II, SUBDIVISION SIERRA RANCH, ACCORDING TO CABINET B,
SLIDE 4, RECORDS OF PINAL COUNTY, ARIZONA.