



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Francis Brandt**  
**6301 Willow Ridge Trail**  
**Argyle, TX 76226**

DATE/TIME: 12/09/2015 1044  
FEE: \$17.00  
PAGES: 1  
FEE NUMBER: 2015-078838



71901144-SPK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 109-18-739

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Donovan AZ, LLC, An Arizona Limited Liability Company do/does hereby convey to  
Francis Brandt, a married man as his sole and separate property  
the following real property situated in Pinal County, Arizona:

Lot 1097, IRONWOOD CROSSING UNIT 3A, according to Fee No. 2012-043390 and Amended in Fee  
No. 2012-059415, 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.

The Grantor warrants the title against all persons whomsoever.

DATED: November 20, 2015

**By: Robert J. Doro, Managing Member**  
**Donovan AZ, LLC**

**Robert J. Doro, Managing Member**

*Wisconsin*  
State of ~~Arizona~~ }  
*Milwaukee* } ss.  
County of ~~Pinal~~ }

The foregoing instrument was acknowledged before me this 24 day of November, 2015, by Robert J.  
Doro, Managing Member of Donovan AZ, LLC.

NOTARY PUBLIC

My commission expires: 02-09-19

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-18-739  
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? None

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

- (1) \_\_\_\_\_ (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) N/A

2. SELLER'S NAME AND ADDRESS:

Donovan AZ, LLC  
9675 W. Saint Stephens Dr  
Franklin, WI 53132

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

Francis Brandt  
6301 Willow Ridge Trail  
Argyle, TX 76226

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

4. ADDRESS OF PROPERTY:

41432 N. Cherry St  
San Tan Valley, AZ 85140

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

Francis Brandt  
Sumner AZ N.3

(b) Next tax payment due \_\_\_\_\_

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

- a.  Vacant Land f.  Commercial or Industrial Use
- b.  Single Family Residence g.  Agricultural
- c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_
- e.  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:

- 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 Wisconsin County of Midwaukee

Subscribed and sworn to before me on this 24 day of November 20 14

Notary Public [Signature]

Notary Expiration Date 02-09-19

**FOR RECORDER'S USE ONLY**  
COUNTY OF RECORDATION PINAL  
FEE NO 2015-078838  
RECORD DATE 12/09/2015

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

- a.  Warranty Deed d.  Contract or Agreement
- b.  Special Warranty Deed e.  Quit Claim Deed
- c.  Joint Tenancy Deed f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 205,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2015  
Month / Year

12. DOWN PAYMENT \$ 54,000

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- b.  Barter or trade f.  Other financing; Specify: \_\_\_\_\_
- 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

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 1 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.  
14850 North Scottsdale Rd., Suite 160, Scottsdale, AZ 85254  
Phone: (480) 368-1500

18. LEGAL DESCRIPTION (attach copy if necessary):

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

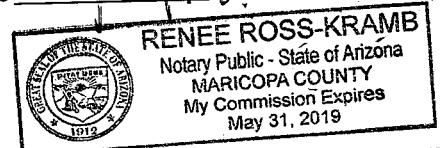
Signature of Buyer / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me on this 24 day of Dec 20 15

Notary Public [Signature]

Notary Expiration Date 5/31/19



**EXHIBIT "A"**  
**Legal Description**

LOT 1096, IRONWOOD CROSSING UNIT 3A, ACCORDING TO FEE NO. 2012-043390 AND AMENDED ACCORDING TO FEE NO. 2012-059415, RECORDS OF PINAL COUNTY, ARIZONA.