



RECORDING REQUESTED BY:  
Title365 Agency

When Recorded Mail Document To:

Mark A Young Investments, Inc.  
4960 S Gilbert Rd., #1-302  
Chandler, AZ 85249

DATE/TIME: 02/23/2016 1217  
FEE: \$17.00  
PAGES: 3  
FEE NUMBER: 2016-010638



Escrow No.: AZ5013-16000096-JK  
Title No.: AZ5013-16000096-JK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

For consideration of Ten Dollars(\$10.00), and other valuable considerations, I or we,

**Bonanza Real Estate LLC, an Arizona limited liability company**

do/does hereby convey to

**Mark A Young Investments, Inc. an Arizona corporation**


the following real property situated in PINAL COUNTY, ARIZONA:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

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 hereby bands itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 23<sup>rd</sup> of February, 2016

**Bonanza Real Estate, LLC, an Arizona limited liability company**

BY:   
**Gregg S Reichman, as Trustee of The Gregg S Reichman Revocable Trust II dated 12/23/11, as General Partner of Zero Slip, LLLP, Manager**

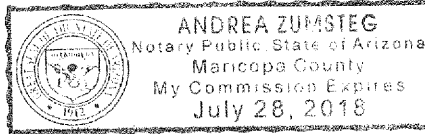
SEE ATTACHED NOTARY ACKNOWLEDGMENT

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA,  
COUNTY OF MARICOPA,

} SS:

This instrument was acknowledged before me this 23<sup>rd</sup> day of Feb, 2016 by Gregg S Reichman, as Trustee of The Gregg S Reichman Revocable Trust II dated 12/23/11, as General Partner of Zero Slip, LLLP, Manager of Bonanza Real Estate, LLC, an Arizona limited liability company



Notary Signature [Signature]  
My Commission will expire 7/28/18

Description of document this notarial certificate is being attached to:	
Type/Title	<u>Special Warranty Deed</u>
Date of Doc	<u>Feb 23, 2016</u>
Number of Pages	<u>3</u>
Add'l Signers (other than those named in the notarial certificate.)	

**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of San Tan Valley, County of Pinal, State of AZ, and is described as follows:

Lot 410, of Wayne Ranch, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 38.

APN: 109-26-41008

WORLDWIDE

# AFFIDAVIT OF PROPERTY VALUE

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 02/23/2016 1217**

**FEE NUMBER: 2016-010638**

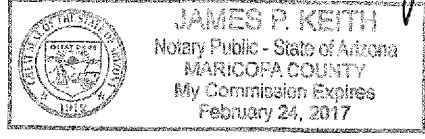
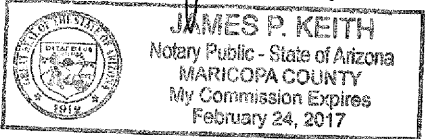
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 109-26-41008 - \_\_\_\_\_  
 Does this sale include any parcels that are being split / divided?  
 Check one: Yes  No   
 How many parcels, other than the Primary Parcel, are included in this sale? \_\_\_\_\_  
 Please list the additional parcels below. (attach list if necessary):  
 (1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_
2. SELLER'S NAME AND ADDRESS:  
**Bonanza Real Estate, LLC**  
**8925 E Pima Center Pkwy, #125**  
**Scottsdale, AZ 85258**
3. (a) BUYER'S NAME AND ADDRESS:  
**Mark A Young Investments, Inc.**  
**4960 S Gilbert Rd., #1-302**  
**Chandler, AZ 85249**  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, State relationship: \_\_\_\_\_
4. ADDRESS OF PROPERTY:  
**1283 East Elm Road**  
**San Tan Valley, AZ 85140**
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
**Mark A Young Investments, Inc.**  
**4960 S Gilbert Rd., #1-302**  
**Chandler, AZ 85249**  
 (b) Next tax payment due 10/2016
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo/Townhouse  
 d.  2-4 Plex  
 e.  Apartment Building  
 f.  Commercial/Industrial Use  
 g.  Agriculture  
 h.  Mobile/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 "family member."  
 c.  To be used as a non-primary or secondary residence.  
 See attached for definitions of "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.

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: \$ 150,000.00
11. DATE OF SALE (Numeric Digits): 02/2016  
 Month/Year
12. DOWN PAYMENT \$ 150,000.00
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 attached for definitions):  
 (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: \$ \_\_\_\_\_ 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):  
**Title365 Agency**  
**1530 E. Williams Field Rd., Suite 106**  
**Gilbert, AZ 85295**  
**4804368501**
18. LEGAL DESCRIPTION (attach copy if necessary):  
 SEE ATTACHED EXHIBIT "A"

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: [Signature]  
 State of ARIZONA, COUNTY OF PINAL  
 Subscribed and sworn to before me on this 23 day of Feb 2016  
 Notary Public: [Signature]  
 Notary Expiration Date: 2/24/17

Signature of Buyer / Agent: [Signature]  
 State of ARIZONA, COUNTY OF PINAL  
 Subscribed and sworn to before me on this 23 day of Feb 2016  
 Notary Public: [Signature]  
 Notary Expiration Date: 2/24/17



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Legal Description

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UNOFFICIAL