



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

DATE/TIME: 02/29/2016 1056  
FEE: \$17.00  
PAGES: 4  
FEE NUMBER: 2016-011795



**RECORDING REQUESTED BY:**  
Title Security Agency, LLC  
**AND WHEN RECORDED MAIL TO:**  
David L. Koteff and Martha J. Koteff  
6636 Hythe St. NW  
Canton, OH 44708

ESCROW NO.: 600-59213-TS  
600-59213-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**RGKMP Holdings, LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**David L. Koteff and Martha J. Koteff, husband and wife**

the following real property situated in Pinal County, State of Arizona:

Lot 30, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet E of Maps, Page 10.

**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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: February 23, 2016

Grantors:

RGKMP Holdings, LLC, an Arizona Limited Liability Company

BY:

*Reno Donati*  
Reno Donati  
Manager

Escrow No.: 600-59213-TS

State of Arizona } ss:  
County of Maricopa

On this 24th day of February, 2016, before me,

The Undersigned  
a Notary Public in and for said County and State, personally  
appeared

Reno Donati, as Manager of RGKMP Holdings, LLC, an Arizona  
Limited Liability Company

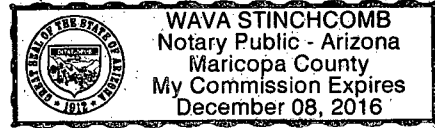
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument

WITNESS my hand and official seal.

Notary Public: Wava Stinchcomb

My Commission Expires: 12/08/2016

FOR NOTARY SEAL OR STAMP



**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

David L. Koteff and Martha J. Koteff, husband and wife 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 February 23, 2016, and executed by **RGKMP Holdings, LLC, an Arizona Limited Liability Company** as Grantors, to **David L. Koteff and Martha J. Koteff, husband and wife** as Grantees, and which conveys certain premises described as:

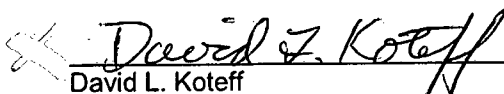
Lot 30, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet E of Maps, Page 10.


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

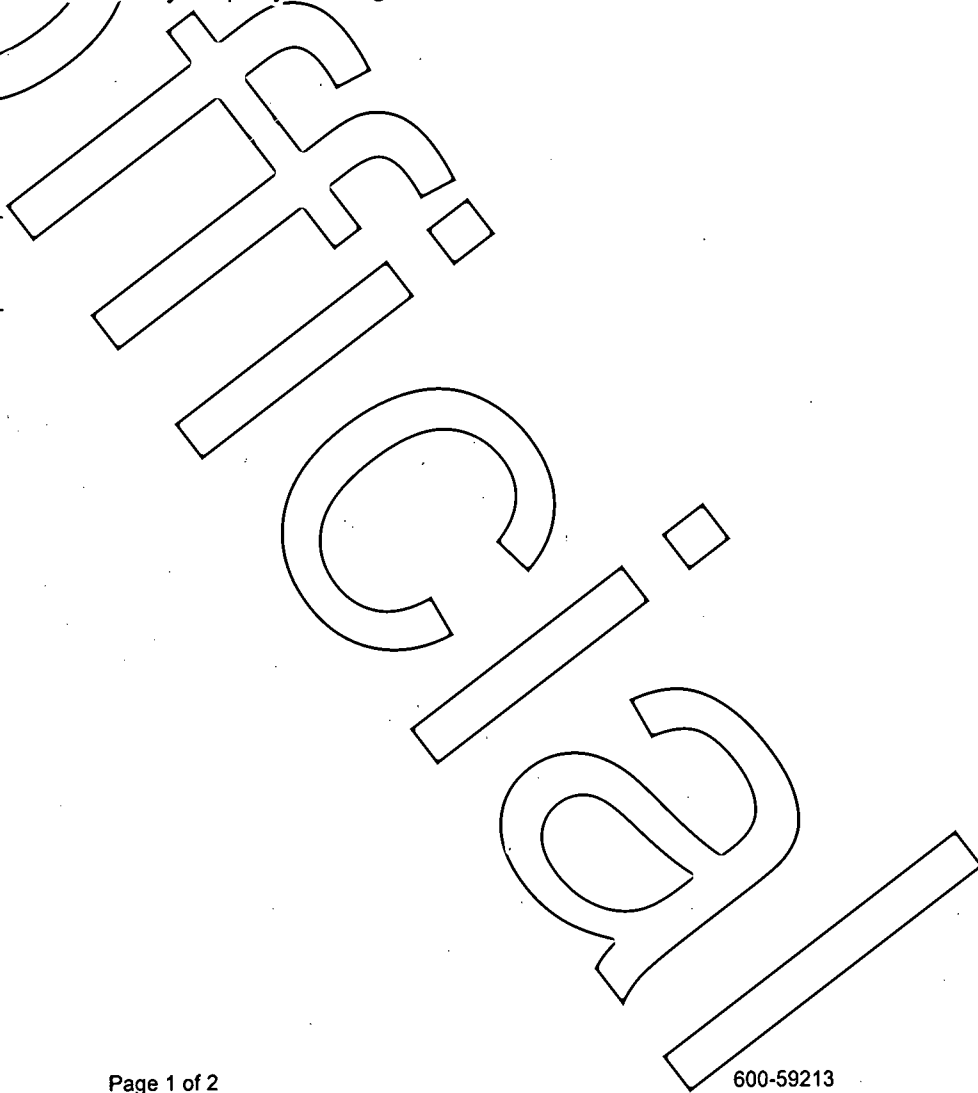
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right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

Dated: February 23, 2016

Grantee(s):

  
David L. Koteff

  
Martha J. Koteff



ESCROW NO.: 600-59213  
600-59213-TS

State of Ohio

County of STARBUCK ss:

On this 25<sup>th</sup> day of February, 2016, before me,

The Undersigned  
a Notary Public in and for said County and State, personally appeared  
David L. Koteff and Martha J. Koteff  
personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument  
WITNESS my hand and official seal.

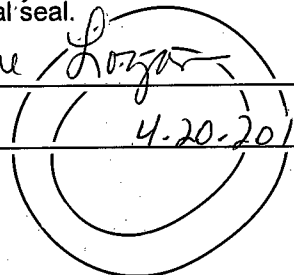
FOR NOTARY SEAL OR STAMP



JANE LOGAN, NOTARY  
STATE OF OHIO  
MY COMMISSION EXPIRES: 04/20/2018

Notary Public: Jane Logan

My Commission Expires: 4-20-2018



CPWROS

# AFFIDAVIT OF PROPERTY VALUE

## FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 509-60-1300  
 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) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
 FEE NO 2016-011795  
 RECORD DATE 02/29/2016

2. SELLER'S NAME AND ADDRESS:  
RGKMP Holdings, LLC, an Arizona Limited Liability Company  
PO Box 25144  
Scottsdale, AZ 85255

10. SALE PRICE \$ 37900 00  
 11. DATE OF SALE (Numeric Digits): 01 / 2016  
 Month / Year

3. (a) BUYER'S NAME AND ADDRESS:  
David L. Koteff and Martha J. Koteff  
6636 Hythe St. NW  
Canton, OH 44708  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

12. DOWN PAYMENT \$ 37900 00  
 13. METHOD OF FINANCING  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution  
 b.  Barter or trade (1)  Conventional  
 c.  Assumption of existing loan(s) (2)  VA  
 d.  Seller Loan (Carryback) (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
10266 W. Morgan Court  
Casa Grande, AZ 85194

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: \_\_\_\_\_

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
David L. Koteff and Martha J. Koteff  
6636 Hythe St. NW  
Canton, OH 44708  
 (b) Next tax payment due October 2016

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,  
 briefly describe the partial interest: \_\_\_\_\_

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  
 d.  2-4 Plex  Affixed  Not Affixed  
 e.  Apartment Building i.  Other Use; Specify \_\_\_\_\_

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: \_\_\_\_\_

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  
 To be rented to someone other than a "qualified family member."  
 To be used as a non-primary or secondary residence.  
See reverse side for definition of a "primary residence", "secondary residence" or "family member."

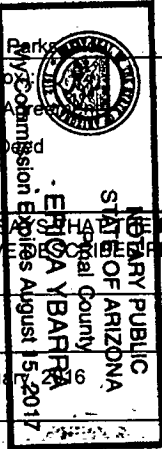
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Title Security Agency, LLC  
421 E. Cottonwood Lane  
Casa Grande, AZ 85122  
(520)426-4600

8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_

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: \_\_\_\_\_

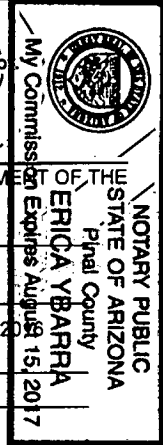
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 29 day of February, 2016  
 Notary Public Erica Ybarra  
 Notary Expiration Date August 15, 2017



18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 29 day of February, 2016  
 Notary Public Erica Ybarra  
 Notary Expiration Date August 15, 2017



**EXHIBIT "A"**

Lot 30, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet E of Maps, Page 10.

CHAPARRAL ESTATES PHASE I