



DATE/TIME: 03/22/2016 1010  
FEE: \$17.00  
PAGES: 2  
FEE NUMBER: 2016-016782



After Recording, Send To:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
505-22-1370

**SPECIAL/LIMITED WARRANTY DEED**

**RADIAN SERVICES, LLC**, hereinafter grantor, whose tax-mailing address is **1601 MARKET STREET, PHILADELPHIA, PA 19103**, for \$94,500.00 (Ninety Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **OFFER PAD, LLC**, hereinafter grantee, whose tax mailing address is **2212 E WILLIAMS FIELD RD., SUITE# 225 GILBERT, AZ 85295**, the following real property:

The following property situated in the County of Pinal, State of Arizona, described as follows: Lot 38 of Wildwood according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Cabinet D, Slide 66.

Being that parcel of land conveyed to Radian Services LLC from The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-5 by that deed dated 10/28/2015 and recorded 11/18/2015 in deed book Document #2015-074245, at page of the Pinal County, AZ public registry.

Property Address is: **1578 N DESERT WILLOW ROAD, CASA GRANDE, AZ 85122**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

RADIAN SERVICES, LLC

By: [Signature]

Its: Sarah Burgoyne-Carl

STATE OF Pennsylvania  
COUNTY OF Philadelphia

The foregoing instrument was acknowledged before me on January 12, 201<sup>6</sup> by Sarah Burgoyne-Carl its VP on behalf of RADIAN SERVICES, LLC who is personally known to me or has produced herself as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set-forth in this instrument.

Antoinette J. Zuccarini  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Antoinette J. Zuccarini, Notary Public  
City of Philadelphia, Philadelphia County  
My Commission Expires June 2, 2016  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505 22 - 137 -  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Radian Services LLC  
1601 Market St  
Philadelphia, Pa 19103

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

Offer Pad, LLC  
2212 E Williams Field Rd Suite# 225  
Gilbert, AZ 85295

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

### 4. ADDRESS OF PROPERTY:

1578 N Desert Willow Road  
Casa Grande, AZ 85122

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

1601 Market St  
Philadelphia PA 19103

(b) Next tax payment due 05/02/16

### 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 a 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.

Dawn Marotti  
Signature of Seller / Agent

State of Pennsylvania County of Allegheny

Subscribed and sworn to before me on this 21 day of March 2016

Notary Public [Signature]

Notary Expiration Date 10/24/17

PINAL COUNTY

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### 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: \$ 94,500 00

11. DATE OF SALE (Numeric Digits): 01/12  
Month / Year

12. DOWN PAYMENT \$ 4,725 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):

Dawn Marotti  
400 Rouser Rd Bld 2 Suite 602  
Coraopolis, PA 15108 (412) 637-9415

### 18. LEGAL DESCRIPTION (attach copy if necessary): Lot 38 of Wildwood in Cabinet D, Slide 66 Plat Record of the Pinal County Recorders

Dawn Marotti  
Signature of Buyer / Agent

State of Pennsylvania County of Allegheny

Subscribed and sworn to before me on this 21 day of March 2016

Notary Public [Signature]

Notary Expiration Date 10/24/17