

RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Alfredo Zenteno
Maria-De La Luz Zenteno
3560 E. Alamo St.
San Tan Valley, AZ 85140

ESCROW NO.: C1602965 - 307 - PH



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 05/18/2016 1236

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-031311



SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

S3 Enterprises, LLC, a Nevada Limited Liability Company

("Grantor") conveys to

Alfredo Zenteno and Maria-De La Luz Zenteno, Husband and Wife

the following real property situated in Pinal County, Arizona:

LOT 90, OF LAREDO RANCH UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET F, SLIDE 6 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING
NO. 2005-77396 OF OFFICIAL RECORDS.


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: May 3, 2016

Grantor(s):

S3 Enterprises, LLC, a Nevada Limited Liability
Company

By: 
Its: Manager

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona } ss:
County of Maricopa

Acknowledged before me this 17th day of MAY 2016,
by DARIL SENTER, MANAGER OF S3 ENTERPRISES, LLC A NEVADA LLC

Signature [Signature] My Commission expires: 01/01/2017
Notary Public



PATTY HERMOSILLO
Notary Public - Arizona
Maricopa County
Expires 01/01/2017



Escrow No.: C1602965 307 PH

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Alfredo Zenteno and Maria De La Luz Zenteno, 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 May 3, 2016, and executed by S3 Enterprises, LLC, a Nevada Limited Liability Company as Grantors, to Alfredo Zenteno and Maria De La Luz Zenteno, Husband and Wife, as Grantees, and which conveys the real property 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: May 3, 2016

GRANTEES:

Alfredo Zenteno
Alfredo Zenteno

Maria De La Luz Zenteno
Maria De La Luz Zenteno

NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF
SURVIVORSHIP DEED

State of Arizona
County of Maricopa

} ss:

The foregoing document was acknowledged before me this 16th day of May, 2016
by Alfredo Zenteno and Maria De La Luz Zenteno

(Seal)



PATTY HERMOSILLO
Notary Public - Arizona
Maricopa County
Expires 01/01/2017

Patty Hermosillo
Notary Public

My commission expires: 01/01/2017

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-27-090
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?

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

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

2. SELLER'S NAME AND ADDRESS:

S3 Enterprises, LLC
6823 43 Ave NE
Calgary, AB T1Y 5N9

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

Alfredo Zenteno
3560 E. Alamo St.
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

3560 E. Alamo St.
San Tan Valley, AZ 85140

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

Alfredo Zenteno
3560 E. Alamo St.
San Tan Valley, AZ 85140

(b) Next tax payment due 10/2016

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 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 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 of Seller / Agent

State of AZ County of MARICOPA

Subscribed and sworn to before me on this 17th day of MAY 2016

Notary Public

Notary Expiration Date 01/01/2017



PATTY HERMOSILLO
Notary Public - Arizona
Maricopa County
Expires 01/01/2017

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/18/2016 1236

FEE NUMBER: 2016-031311

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: \$ 162,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2016
Month / Year

12. DOWN PAYMENT \$ 3670.00 ~~1000.00~~

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:

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):

Alfredo Zenteno and Maria De La Luz Zenteno
3560 E. Alamo St., San Tan Valley, AZ 85140
(480) 453-6504

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 18th day of MAY 2016

Notary Public

Notary Expiration Date 01/01/2017



PATTY HERMOSILLO
Notary Public - Arizona
Maricopa County
Expires 01/01/2017

SFRM0135 (DSI Rev. 07/03/14)

EXHIBIT "A"
Legal Description

LOT 90, OF LAREDO RANCH UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 6 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2005-77396 OF OFFICIAL RECORDS.