

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Shadden Vance LLC
Savvy Investments, LLC

DATE/TIME: 07/29/2016 1429
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2016-050276



ESCROW NO.: C1606420 - 333 - PG4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Lyndon B. Hawkins, A Married Man as his sole and separate property

("Grantor") conveys to

Skadden Vance LLC, an Arizona limited liability company to undivided 50% interest and Savvy Investments LLC, an Arizona limited liability * the following real property situated in Pinal County, Arizona:

LOT 58, OF APACHE HO UNIT ONE, ACCORDING TO THE PLAT THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 59.

*company to undivided 50% interest

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: July 28, 2016

Grantor(s):

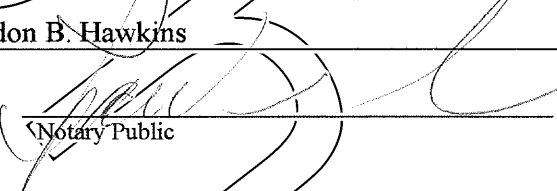
Lyndon B. Hawkins

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona }
County of Maricopa } ss:

Acknowledged before me this 28th day of July 2016.

by Lyndon B. Hawkins

Signature 
Notary Public My Commission expires:



PAULA GARCIA
Notary Public - Arizona
Maricopa County
Expires 05/01/2019

WARRANTY DEED

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA,
AND IS DESCRIBED AS FOLLOWS:

**LOT 58, OF APACHE HO UNIT ONE, ACCORDING TO THE PLAT THEREOF IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 59.**

APN: 101-17-058



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-17-058
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:

Lyndon B. Hawkins

P.O. Box 2876

Apache Junction, AZ 85172

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

Skadden Varnes LLC

3260 N. Hayden Rd, Suite 210

Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

299 S. Cardinal Dr

Apache Junction, AZ

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

Daniel Prieto

13826 S 44th St #1227
Phoenix, AZ 85044

(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 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 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 Lyndon B. Hawkins
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 27 day of July, 2016
Notary Public Paula Garcia
Notary Expiration Date 5-1-2019

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/29/2016 1429

FEE NUMBER: 2016-050276

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: \$ 70,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2016
Month / Year

12. DOWN PAYMENT \$ 70,000.00

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: Private Party

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):

Daniel Prieto and Michael Kaufman
3260 N. Hayden Rd, Suite 210, Scottsdale, AZ 85251

18. LEGAL DESCRIPTION (attach copy, if necessary):

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

Signature of Buyer / Agent Daniel Prieto
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 29 day of July, 2016
Notary Public Paula Garcia
Notary Expiration Date 5-1-2019



PAULA GARCIA
Notary Public - Arizona
Maricopa County
Expires 05/01/2019



PAULA GARCIA
Notary Public - Arizona
Maricopa County
Expires 05/01/2019

EXHIBIT "A"
Legal Description

LOT 58, OF APACHE HO UNIT ONE, ACCORDING TO THE PLAT THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 59.