

Recording Requested By:
Equity Title Agency

AFTER RECORDING, RETURN TO:
WEST RIDGE REAL ESTATE, LLC
85 W Combs Rd Ste. 101 #237
San Tan Valley, AZ 85140

ESCROW No. 2530149 -15- PE



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

Electronically Recorded

DATE/TIME: Sep 01, 2016 4:00 PM
FEE: \$ 17.00
PAGES: 1
FEE NUMBER: 2016-058918



Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
AMIE C. GARCIA, A Married Woman as Her Sole and Separate Property
do/does hereby convey to

WEST RIDGE REAL ESTATE, LLC, an Arizona Limited Liability Company
the following real property situated in Pinal County, AZ:

Lot 6, RODEO RANCH ESTATES, according to Cabinet G, Slide 64, records of Pinal County, Arizona.

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.

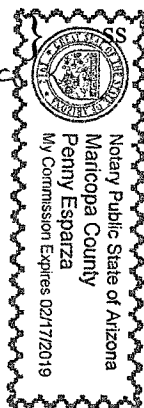
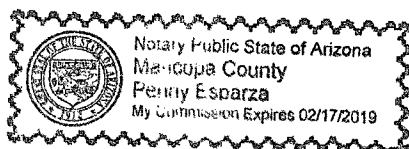
And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 31, 2016

SELLER(S):

AMIE C. GARCIA

STATE OF AZ P
COUNTY OF ~~Pinal~~ Maricopa



This instrument was acknowledged before me this 31
day of August, 2016 by **AMIE C. GARCIA**

Notary Public

My commission will expire 2-17-19

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-08-056
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:

AMIE C. GARCIA
2380 N. HORSESHOE CIRCLE
CASA GRANDE, AZ 85122

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

WEST RIDGE REAL ESTATE, LLC, an Arizona Limited Liability Company
85 W. COMBS RD. STE. 101 #237
SAN TAN VALLEY, AZ 85140

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

4. ADDRESS OF PROPERTY:

2380 N. HORSESHOE CIRCLE, CASA GRANDE, AZ
85122

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

WEST RIDGE REAL ESTATE, LLC, an Arizona Limited Liability Company
85 W COMBS RD STE. 101 #237
SAN TAN VALLEY, AZ 85140

(b) Next tax payment due 3/1/2017

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
 - b. Single Family Residence
 - c. Condo or Townhouse Home
 - d. 2-4 Plex
 - e. Apartment Building
 - f. Commercial or Industrial Use
 - g. Agricultural
 - h. Mobile or Manufactured Home
 - i. Other Use, Specify _____
- Affixed Not

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.

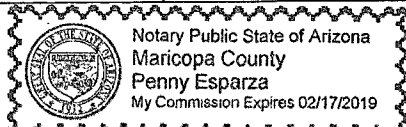
Signature of Seller (Agent)

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 6 day of Sept 2016

Notary Public [Signature]

Notary Expiration Date 2-17-19



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/01/2016 4:00 PM

FEE NUMBER: 2016-058918_AOPV

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: \$242,600.00

11. DATE OF SALE (Numeric Digits): 08 / 2016
Month Year

12. DOWN PAYMENT \$0.00

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: HARD MONEY LOAN

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% 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):

Equity Title Agency
1045 W. Queen Creek Road, Suite 5, Chandler, AZ 85248
480-722-9429

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 Maricopa

Subscribed and sworn to before me on this 6 day of Sept 2016

Notary Public [Signature]

Notary Expiration Date 2-17-19

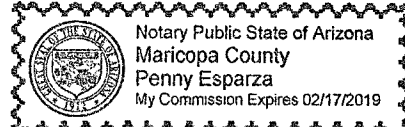


EXHIBIT "A"
Legal Description

Lot 6, RODEO RANCH ESTATES, according to Cabinet G, Slide 64, records of Pinal County, Arizona.

WORLDWIDE