



RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

**Emerald City Holdings, LLC, An
Arizona Limited Liability Company
2741 E Hartford Ave
Phoenix, AZ 85032**

DATE/TIME: 02/07/2017 1603

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-008518



ESCROW NO.: 21006793-021-ARM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

A2Z Property Management, Inc., An Arizona Corporation

("Grantor") conveys to

Emerald City Holdings, LLC, An Arizona Limited Liability Company

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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: February 6, 2017

Grantor(s):

SELLER:

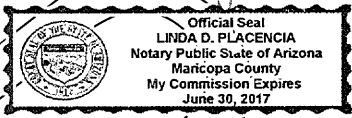
**A2Z Property Management, Inc., An
Arizona Corporation**


By: Anil Damji
Its: President

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of AZ
County of Maricopa } ss:

The foregoing document was acknowledged before me this 6 day of Feb, 2017
by Anil Daminji, President



(Seal)

Linda D. Placencia
Notary Public

My commission expires: 6/30/2017

The following information is provided in accordance with Arizona Revised Statutes Section 33-401(C), effective July 28, 2010, which states, in part:

IN EVERY DEED OR CONVEYANCE OF REAL PROPERTY IN WHICH THE GRANTEE IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29. IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S NAME AND ADDRESS AND THE STATE IN WHICH THE GRANTEE IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE IS CHARTERED OR FORMED.

Grantee's Capacity (please check applicable box below):

- Individual (Complete #2 and #3 only)
- Bank
- Other Financial Institution
- Corporation
- Limited Liability Corporation (LLC)
- Limited Liability Partnership (LLP)
- Other (Please Describe)

Grantee's Name: Emerald City Holdings, LLC, An Arizona Limited Liability Company

**Grantee's Address: 2741 E Hartford Ave
Phoenix, AZ 85032**

State in which Grantee is Incorporated, Organized, Licensed, Chartered, or Registered: AZ
Country under which Grantee is Chartered or Formed: USA

Escrow No.: 21006793-021-ARM

EXHIBIT "A"
Legal Description

LOT 129, OF TORTOSA-NW PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDÉ 93 AND CERTIFICATES OF CORRECTION RECORDED IN RECORDING NO. 2005-12592; RECORDING NO. 2005-62193; RECORDING NO. 2005-62196; RECORDING NO. 2005-159026; RECORDING NO. 2005-159027 AND RECORDING NO. 2005-159028.

WORLDWIDE
S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-52-392
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) _____

2. SELLER'S NAME AND ADDRESS:

A2Z Property Management, Inc., An Arizona Corporation
1541 W Earll Drive
Phoenix, AZ 85018

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

Emerald City Holdings, LLC, An Arizona Limited Liability Company
2741 E Hartford Ave
Phoenix, AZ 85032

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

4. ADDRESS OF PROPERTY:

36380 West Alhambra Street
Maricopa, AZ 85138

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

Emerald City Holdings, LLC, An Arizona Limited Liability Company
SA

(b) Next tax payment due 10/1/17

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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/07/2017 1603

FEE NUMBER: 2017-008518

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: \$ 124,000.00

11. DATE OF SALE (Numeric Digits): 02/17
Month / Year

12. DOWN PAYMENT \$ 23,000

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

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: NA

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):

Emerald City Holdings, LLC, An Arizona Limited Liability Company
301
PHONE

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 6 day of Feb 2017

Notary Public Linda K. Placencia

Notary Expiration Date 10/30/2017

Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

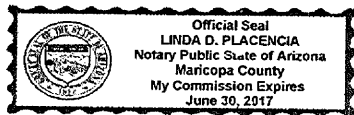


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ARIZONA
SFRM0135

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Maricopa, AZ 85138

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Emerald City Holdings, LLC, An Arizona Limited Liability Company
11811 N Tatum Blvd #401
Phoenix AZ 85028

(b) Next tax payment due 10/1/17

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Signature of Seller / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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Emerald City Holdings, LLC, An Arizona Limited Liability Company

36380 West Alhambra Street

Maricopa, AZ 85138

Phone: 602-998-1111

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 1 day of Feb 2017

Notary Public _____

Notary Expiration Date 8-20-2020

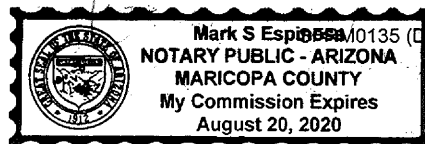


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TORTOSA-NW PARCEL 6