



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:
Clear Title Agency of Arizona, LLC

When recorded mail to:
Solutions Building LLC
145 W. Broadway Rd #1
Mesa, AZ 85210

DATE/TIME: 02/28/2017 1625

FEE: \$20.00

PAGES: 3

FEE NUMBER: 2017-013817



WARRANTY DEED

File No. 30-525510 (sf)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Charles W. Smith and Nickie Lynn Smith as Co-Trustees of the Charles and Nickie Smith Family Revocable Living Trust, dated January 26, 2015, the GRANTOR does hereby convey to

Solutions Building LLC, an Arizona limited liability company, the GRANTEE

the following described real property-situate in Pinal County, Arizona:

LOT 2, ENCANTO PASEO, ACCORDING TO CABINET G, SLIDE 112, RECORDS OF PINAL COUNTY, ARIZONA.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 30-525510 (sf)
A.P.N.: 509-09-1020 1

Warranty Deed - continued

DATED: February 22, 2017

Charles and Nickie Smith Family Revocable
Living Trust

Charles W. Smith, Co-Trustee
Charles W. Smith, Co-Trustee

Nickie Lynn Smith, Co-Trustee
Nickie Lynn Smith, Co-Trustee

STATE OF AZ

County of Maricopa

On 2/22, 2017, before me, the undersigned Notary Public, personally appeared **Charles W. Smith and Nickie Lynn Smith as Co-Trustees of the Charles and Nickie Smith Family Revocable Living Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

4/1/2017

Stephanie K. Fields
Notary Public



File No.: 30-525510 (sf)
A.P.N.: 509-09-1020 1

Warranty Deed - continued

BENEFICIARY DISCLOSURE

February 22, 2017

Clear Title Agency of Arizona, LLC
1530 E. Williams Field Rd., Ste 110
Gilbert, AZ 85295

RE: Escrow No. 30-525510

The undersigned, being the Trustee(s) of the Charles and Nickie Smith Family Revocable Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Charles W. Smith

ADDRESS: 2660 E. Dennisport Ave, Gilbert, AZ 85295

NAME: Nickie Lynn Smith

ADDRESS: 2660 E. Dennisport Ave, Gilbert, AZ 85295

NAME: _____

ADDRESS: _____

Charles and Nickie Smith Family Revocable Living Trust

Charles W. Smith Co-Trustee
Charles W. Smith, Co-Trustee

Nickie Lynn Smith Co-Trustee
Nickie Lynn Smith, Co-Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-09-1020 1

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:

Charles and Nickie Smith Family Revocable Living Trust

2660 E. Dennisport Avenue

Gilbert, AZ 85295

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

Solutions Building LLC

145 W. Broadway Rd #1

Mesa, AZ 85210

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

34174 North Paseo Grande Drive

Queen Creek, AZ 85142

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

Solutions Building LLC

145 W. Broadway Rd #1

Mesa, AZ 85210

(b) Next tax payment due 2017 taxes

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

a. ☐ Vacant landf. ☐ Commercial or Industrial Useb. ☒ Single Family Residenceg. ☐ Agriculturec. ☐ Condo or Townhouseh. ☐ Mobile or manufactured Home☐ Affixed ☐ Not Affixedd. ☐ 2-4 Plexi. ☐ 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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/28/2017 1625

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9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☒ Warranty Deedd. ☐ Contract or Agreementb. ☐ Special Warranty Deede. ☐ Quit Claim Deedc. ☐ Joint Tenancy Deedf. ☐ Other:

10. SALE PRICE:

\$85,000.00

00

11. DATE OF SALE (Numeric

0 2 / 1 7

Digits):

Month/Year

12. DOWN PAYMENT

\$85,000.00

00

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)e. ☐ New loan(s) from

Financial institution:

b. ☐ Barter or trade(1) ☐ Conventionalc. ☐ Assumption of existing loan(s)(2) ☐ VA(3) ☐ FHAd. ☐ Seller Loan (Carryback)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:

\$0.00 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):

Clear Title Agency of Arizona, LLC

1530 E. Williams Field Rd., Ste 110

Gilbert, AZ 85295

Phone (480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 2, of ENCANTO PASEO (G / 112)

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 Pinal

Subscribed and sworn to before me on this

day of

20

Notary Public

Notary Expiration Date

DOR FORM 82162 (04/2014)

STEPHANIE K. FIELDS

Notary Public - State of Arizona

MARICOPA COUNTY

My Commission Expires

April 1, 2017

Signature of Buyer / Agent

State of Arizona

County of Pinal

Subscribed and sworn to before me on this

day of

20

Notary Public

Notary Expiration Date



STEPHANIE K. FIELDS

Notary Public - State of Arizona

MARICOPA COUNTY

My Commission Expires

April 1, 2017