



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 04/10/2017 0943

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2017-024528



Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:
Large Car Investments, LLC. an Arizona limited
liability company
35742 N. 32nd Lane
Phoenix, AZ 85086

Escrow No. 71172EW-JK

This area reserved for County
Recorder

3/3

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
**Shawn Patrick Gregory, Personal Representative of the Estate of Patricia Ann Gregory,
Deceased**

do hereby convey to

Large Car Investments, LLC. an Arizona limited liability company

the following described property situated in the County of Pinal, State of Arizona:

**Lot 144, APACHE VILLA THREE, according to the plat of record in the office of the
County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, Page 41.**

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

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

Dated: April 5, 2017

Dated April 5, 2017

Warranty Deed

Escrow No. 71172EW

Estate of Patricia Ann Gregory, Deceased

By Shawn Patrick Gregory, Personal Representative

STATE OF

Arizona

County of

Maricopa

SS.

On April 10, 2017, before me, the undersigned Notary Public, personally appeared **Shawn Patrick Gregory, Personal Representative, of the Estate of Patricia Ann Gregory, Deceased** 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 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.

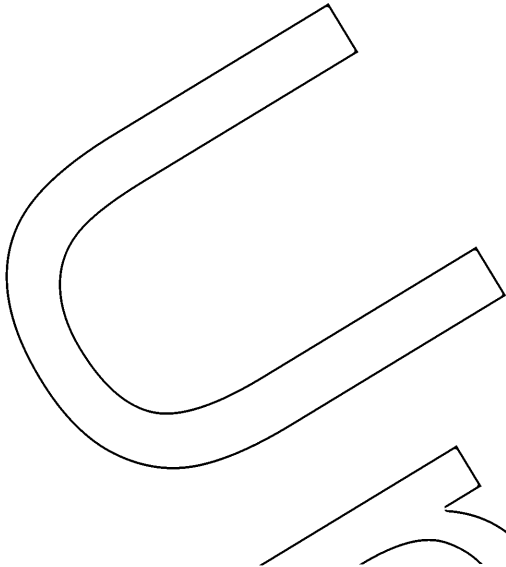
My Commission Expires:

7/22/2017

Notary Public

Jeri Kimbro





AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 102-13-29808
 BOOK MAP PARCEL SPLIT
 LETTER

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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Estate of Patricia Gregory, Deceased
4079 East Libra Ave
Gilbert, AZ 85234-7529

3. (a) BUYER'S NAME AND ADDRESS:
Large Car Investments, LLC, an Arizona limited liability company
35742 N. 32nd Lane
Phoenix, AZ 85086

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

4. ADDRESS OF PROPERTY:
998 South Palo Verde Drive
Apache Junction, AZ 85120-6919

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Large Car Investments, LLC, an Arizona limited liability company
35742 N. 32nd Lane
Phoenix, AZ 85086
 (b) Next tax payment due 10/1/2017

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

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

PINAL COUNTY
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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: **\$103,535.00**

11. DATE OF SALE (Numeric Digits): 04 / 2017
 Month Year

12. DOWN PAYMENT: **\$1,000.00**

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: _____

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 Sales 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):
Large Car Investments, LLC, an Arizona limited liability company
35742 N. 32nd Lane
Phoenix, AZ 85086

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 144, APACHE VILLA THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, Page 41.

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 this 10 day of April
 2017
 Notary Public Jeri Kimbro
 Notary Expiration Date 7/22/2017
 DOR FORM 82162 (04/2014)

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 5 day of April
 2017
 Notary Public Jeri Kimbro
 Notary Expiration Date 7/22/2017

