

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Ryan E. Davis
307 E. Saguaro St.
Casa Grande, AZ 85122

DATE/TIME: 04/28/2017 1305
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2017-030094



ESCROW NO.: 76170367 - 076 - LSA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,
Avishai Enterprises LLC, an Arizona limited liability company
("Grantor") conveys to

Ryan E. Davis, An Unmarried Man

the following real property situated in Pinal County, ARIZONA:

LOT 106, CASA GRANDE VISTA UNIT TWO, ACCORDING TO BOOK 17 OF MAPS,
PAGE 12, 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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 25, 2017

Grantor(s):

SELLERS:

Avishai Enterprises LLC, an Arizona limited liability
company

Sherry L. Lowenthal
Sherry L. Lowenthal, Manager

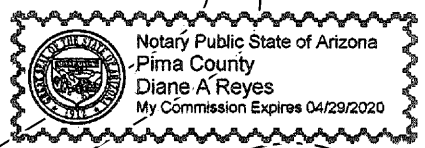
Tina M. Helmke
Tina M. Helmke, Manager

Wdeed.

State of Arizona
County of Pima } ss:

The foregoing Warranty Deed, dated April 25, 2017 and consisting of 2 page(s), was acknowledged before me this 27 day of April, 2017, by Tina M. Helmke, the Manager of Avishai Enterprises LLC, an Arizona liability company

Diane A Reyes
Notary Public
My Commission Expires: 04/29/2020

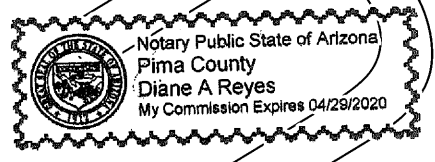


FOR FILING

State of Arizona
County of Pima } ss:

The foregoing Warranty Deed, dated April 25, 2017 and consisting of 2 page(s), was acknowledged before me this 27 day of April, 2017, by Sherry L. Lowenthal, the Manager of Avishai Enterprises LLC, an Arizona Liability Company

Diane A Reyes
Notary Public
My Commission Expires: 04/29/2020



COPIES

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-12-0490
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:

Avishai Enterprises LLC, an Arizona limited liability company
4370 N Camino Yermo
Tucson, AZ 85750

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

Ryan E. Davis
1020 S Bianco Rd
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

307 E Saguaro St
Casa Grande, AZ 85122

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

Ryan E. Davis
1020 S Bianco Rd

(b) Next tax payment due 10/1/2017

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:

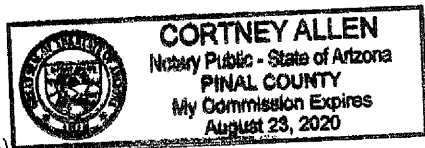
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 _____
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 10 day of April 2017
Notary Public Cortney Allen
Notary Expiration Date August 23, 2020



DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 04/28/2017 1305
FEE NUMBER: 2017-030094

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: \$ 135,000.00

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

12. DOWN PAYMENT \$ 24400

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 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: N/A

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):

Buyer _____
Same as number 3 above
Phone: _____

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 Pinal
Subscribed and sworn to before me on this 10 day of April 2017
Notary Public Lisa M. Sgrignoli
Notary Expiration Date August 17, 2017

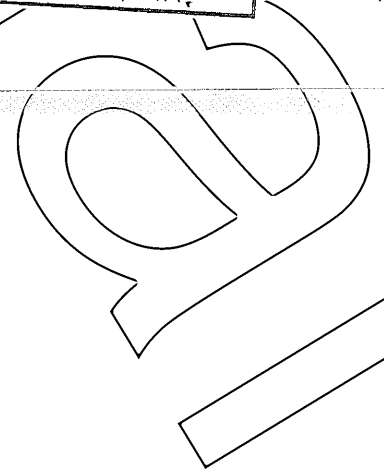
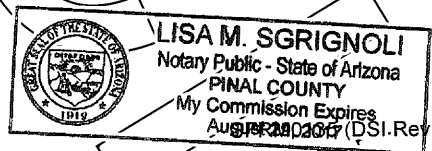


EXHIBIT "A"
Legal Description

LOT 106, CASA GRANDE VISTA UNIT TWO, ACCORDING TO BOOK 17 OF MAPS, PAGE 12,
RECORDS OF PINAL COUNTY, ARIZONA.

BOOK 17 OF MAPS, PAGE 12, RECORDS OF PINAL COUNTY, ARIZONA.