



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
Brennan M. O'Connor  
900 W. Broadway Ave #2,  
Apache Junction, AZ 85120

Escrow #74202571

DATE/TIME: 05/09/2017 1321  
FEE: \$17.00  
PAGES: 3  
FEE NUMBER: 2017-032765



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 101-16-102

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations,  
San Marcos on Broadway, LLC, an Arizona limited liability company  
hereafter called the Grantor, hereby conveys to

Brennan M. O'Connor, a single man

the following real property situated in Pinal County, Arizona, together with all rights and privileges  
appurtenant thereto, to wit:

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.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other,  
subject to the matters above set forth.

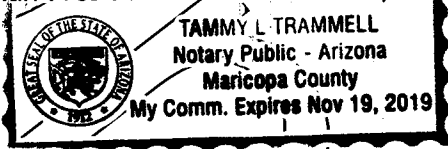
DATED :

**San Marcos on Broadway, LLC., an Arizona  
limited liability company  
By: DBK Mgt, Inc., an Arizona Corporation,  
Manager**

  
\_\_\_\_\_  
**Daniel J. Kauffman, President**

State of Arizona }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of May, 2017, by Daniel J. Kauffman, President of DBK MGT Inc., as Manager of San Marcos on Broadway, LLC.



Tammy L. Trammell  
NOTARY PUBLIC  
My commission expires: 11-19-2019

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed

Date of Document: May 1, 2017 / Consisting of 3 pages  
Parties to Document:  
Brennan M. O'Connor  
San Marcos on Broadway, LLC, an Arizona limited liability company

Official Seal

Exhibit A

LOT 2, BROADWAY SAN MARCOS SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 108.

San Marcos

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-16-102  
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:

San Marcos on Broadway, LLC, an Arizona limited liability company  
16810 Ave of the Fountains, Ste 110  
Fountain Hills, AZ 85269

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

Brennan M. O'Connor  
25179 W. Fremont Drive  
Buckeye, AZ 85326

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

4. ADDRESS OF PROPERTY:

900 W. Broadway Ave Lot 2  
Apache Junction, AZ 85120

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

Brennan M. O'Connor  
900 W. Broadway Ave Lot 2  
Apache Junction, AZ 85120

(b) Next tax payment due October 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:

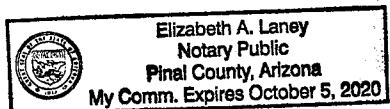
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member".
- c.  To be used as a non-primary or secondary residence.

See reverse side for definitions 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 17 day of May 2017  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10-5-20



FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2017-032765  
RECORD DATE 05/09/2017

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: \$ 217,900.00

11. DATE OF SALE (Numeric Digits): 3 / 2017  
Month / Year

12. DOWN PAYMENT \$ 3948.00

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 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: \_\_\_\_\_

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: \_\_\_\_\_

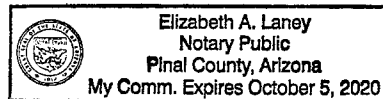
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.  
2152 South Vineyard, Suite 109, Mesa, AZ 85210  
Phone: (480) 464-4495

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 17 day of May 2017  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10-5-20



**EXHIBIT "A"**  
**Legal Description**

LOT 2, BROADWAY SAN MARCOS SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 108.