



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested by:  
First American Title Insurance Company

Electronically Recorded

DATE/TIME: Jun 30, 2017 4:35 PM

FEE: \$ 17.00

PAGES: 3

FEE NUMBER: 2017-046933

When recorded mail to:  
Hercel W. Merchant, III and Judy Nga Quan Vuong  
Merchant  
28813 North Coal Avenue  
San Tan Valley, AZ 85143



## WARRANTY DEED

Escrow No. 214-5855336 (DL)

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

**OfferPad (SPVBorrower5), LLC, a Delaware limited liability company**, the GRANTOR does hereby convey to

**Hercel W. Merchant, III and Judy Nga Quan Vuong Merchant, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 296, THE VILLAGE AT COPPER BASIN UNIT 5A, ACCORDING TO THE PLAT OF RECORD IN CABINET G, SLIDE 140 AND AFFIDAVIT OF CORRECTION RECORDED AT FEE NO. 2007-054065, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

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.: 214-5855336 (DL)  
A.P.N.: 210-84-2960 2

Warranty Deed - continued

DATED: June 08, 2017

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

OfferPad (SPVBorrower5), LLC, a Delaware limited liability company

By: *Vaughn J. Bair*  
Name: Vaughn J. Bair  
Title: Authorized Signer

STATE OF Arizona )  
County of Maricopa ) ss.  
6/25/17

On \_\_\_\_\_ before me, the undersigned Notary Public, personally appeared Vaughn J. Bair, the Authorized Signer of OfferPad (SPVBorrower5), LLC, 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.

*D. Lamorte*  
Notary Public

My Commission Expires:



*Large stylized watermark text, possibly reading 'OfferPad' or similar, is visible in the bottom right corner of the page.*

### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated June 08, 2017 by and between OfferPad (SPVBorrower5), LLC and Hercul W. Merchant, III and Judy Nga Quan Vuong Merchant.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: June 08, 2017

*Hercul W. Merchant III*

Hercul W. Merchant III

*Judy Nga Quan Vuong Merchant*  
by *Hercul W. Merchant III* as attorney in fact

Judy Nga Quan Vuong Merchant

STATE OF AZ

County of

*MARICOPA*

) ss.

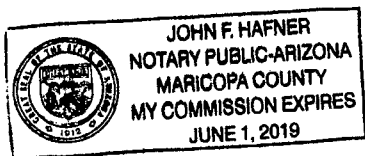
On ~~June 1, 2017~~ *June 8, 2017*, before me, the undersigned Notary Public, personally appeared **Hercul W. Merchant, III and Judy Nga Quan Vuong Merchant**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within 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:

*June 1, 2019*

Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-84-2960 2  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

OfferPad (SPVBorrower5), LLC  
2212 East Williams Field Road Building 11, Suite 225  
Gilbert, AZ 85295

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

Herchel W. Merchant, III and Judy Nga Quan Vuong Merchant  
28813 North Coal Avenue  
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

28813 North Coal Avenue  
San Tan Valley, AZ 85143

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

Herchel W. Merchant, III and Judy Nga Quan Vuong Merchant  
28813 North Coal Avenue  
San Tan Valley, AZ 85143  
 (b) Next tax payment due 10/01/17.

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.  Agriculture
- 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 Maricopa  
 Subscribed and sworn to before me on this 29 day of JUNE 20 17  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 9.14.20



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/30/2017 4:35 PM

FEE NUMBER: 2017-046933\_AOPV

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: \$ 179,900.00 00

11. DATE OF SALE (Numeric Digits): 06 / 17  
 Month/Year

12. DOWN PAYMENT \$ 8995.00 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: \$ 0.00 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):

Herchel W. Merchant, III and Judy Nga Quan Vuong Merchant  
28813 North Coal Avenue  
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 296, of THE VILLAGE AT COPPER BASIN UNIT 5A (G / 140)

Signature of Buyer / Agent Herchel W. Merchant III  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 29 day of JUNE 20 17  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date June 21, 2019

