



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

File: 17053490-Z

Please return after recording to:

BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108

210-73-3160 Mail tax statement to:

SAFARI ONE ASSET COMPANY, LLC, 5001 Plaza On The Lake, Suite 200, Austin, TX 78746

DATE/TIME: 07/21/2017 1447

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2017-052182



Recorded at the request of, and mail  
recorded deed to:

BCHH, Inc., 181 Montour Run Road, Coraopolis, PA  
15108

Space above this line for Recorder's Use

### GENERAL WARRANTY DEED

For \$150,000.00 and other good and valuable consideration, Somayeh Ghorbani, unmarried, whose address is 9106 North Safflower Lane, Tuscon, AZ 85743 ("Grantor(s)"), does hereby Grant, Bargain, Sell, and Convey with general warranty covenants to SAFARI ONE ASSET COMPANY, LLC with an address of 5001 Plaza On The Lake, Suite 200, Austin, TX 78746 ("Grantee(s)") the following described property situated in the County of Pinal, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

LOT 309, COPPER BASIN UNIT 3A, ACCORDING TO CABINET E, SLIDE 30, RECORDS OF PINAL COUNTY, ARIZONA. EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN PATENT FROM STATE OF ARIZONA PURSUANT THE ACT OF CONGRESS DATED JANUARY 25, 1927.

Commonly known as 28104 North Crystal Lane, San Tan Valley, AZ 85143. This address is provided for informational purposes only.

**PARTIAL # 210-73-3160**

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Dated this 12 day of July, 2017.

[Signature Page Follows]

File 17053490-Z

GRANTOR(S):

Somayeh Ghorbani  
Somayeh Ghorbani

ACKNOWLEDGMENT

STATE OF AZ

COUNTY OF MARICOPA

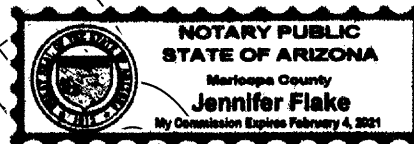
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Somayeh Ghorbani and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 12<sup>TH</sup> day of JULY, 2017.

Jennifer Flake  
Notary Public

My Commission Expires: 02-04-2021

After recording, please return to:  
BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108  
(412) 275-3720



The preparer has not had any contact with the parties, and did not provide legal advice to either party. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: BCHH, Inc. at (412) 275-3720, 181 Montour Run Road, Coraopolis, PA 15108.

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 73 - 316 -  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Somayeh Ghorbani

9106 North Safflower Lane

Tucson, AZ 85743

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

Safari One Asset Company, LLC

5001 Plaza on the Lake, Suite 200

Austin, TX 78746

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

If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

28104 North Crystal Lane

San Tan Valley, AZ 85143

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

Safari One Asset Company, LLC

5001 Plaza on the Lake, Suite 200

Austin, TX 78746

(b) Next tax payment due \_\_\_\_\_

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
b. ☒ Single Family Residence g. ☐ Agricultural  
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
d. ☐ 2-4 Plex i. ☐ 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.

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 Pennsylvania, County of Allegheny

Subscribed and sworn to before me on this 21 day of July, 2017

Notary Public Candi Salinetto

Notary Expiration Date COMMONWEALTH OF PENNSYLVANIA

DOR FORM 82162 (04/2014)

NOTARIAL SEAL  
Candi Salinetto, Notary Public  
Findlay Twp., Allegheny County  
My Commission Expires Aug. 21, 2018

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## FOR RECORDER'S USE ONLY

PINAL COUNTY

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

- a. ☒ Warranty Deed d. ☐ Contract or Agreement  
b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed  
c. ☐ Joint Tenancy Deed f. ☐ Other:

## 10. SALE PRICE:

\$ 150,000 00

## 11. DATE OF SALE (Numeric Digits): 07/17

Month / Year

## 12. DOWN PAYMENT

\$ 0 00

## 13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
f. ☐ Other financing; Specify: (3) ☐ FHA  
d. ☒ Seller Loan (Carryback)

## 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):

BCHH Title, Inc.

181 Montour Run Road

Coraopolis, PA 15108

## 18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached LOT 309, COPPER BASIN UNIT 3A

Signature of Buyer / Agent

State of Pennsylvania, County of Allegheny

Subscribed and sworn to before me on this 21 day of July, 2017

Notary Public Candi Salinetto

Notary Expiration Date \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Candi Salinetto, Notary Public  
Findlay Twp., Allegheny County  
My Commission Expires Aug. 21, 2018

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES