



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

**RECORDING REQUESTED BY:**

Grand Canyon Title Agency, A division  
of FNTA

**AND WHEN RECORDED MAIL TO:**

**KR and ER Properties, LLC, an  
Arizona Limited Liability Company  
Kyle B. Robinson  
18551 E. Ranch Rd.  
Queen-Creek, AZ 85142-5400**

DATE/TIME: 07/24/2017 1449

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-052581



ESCROW NO.: 44016018-044-LS1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,  
**Nathan P. Luker and Amanda M. Luker, Husband and Wife**

("Grantor") conveys to

**KR and ER Properties, LLC, an Arizona Limited Liability Company**

the following real property situated in Pinal County, Arizona:

**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.

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

Dated: July 22, 2017

Grantor(s):

Nathan P. Luker

Amanda M. Luker

**NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED**

State of Arizona  
County of Maricopa } ss:

The foregoing document was acknowledged before me  
this

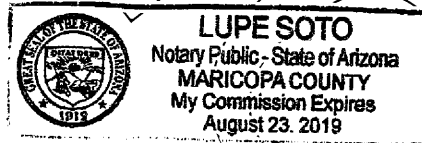
24th day of July 2017

by Nathan P. Luker and Amanda M. Luker

(Seal)

[Signature]  
Notary Public

My commission expires: 8-23-19



Escrow No.: 44016018-044-LS1

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

LOT 71, CASTLEGATE PARCEL 7, ACCORDING TO THE PLAT RECORDED IN CABINET  
D, SLIDE 102, RECORDS OF PINAL COUNTY, ARIZONA.

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-23-260  
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:

Nathan P. Luker  
4765 E. Whitehall Dr.  
San Tan Valley, AZ 85140

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

KR and ER Properties, LLC  
18551 E. Ranch Rd.  
Queen Creek, AZ 85142-5400

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

4. ADDRESS OF PROPERTY:

4765 E. Whitehall Dr.  
San Tan Valley, AZ 85140

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

KR and ER Properties, LLC  
18551 E. Ranch Rd  
Queen Creek, AZ 85142

(b) Next tax payment due 10-17

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  
 Affixed  Not Affixed
- 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 Arizona County of Maricopa  
Subscribed and sworn to before me on this 24 day of July 2017

Notary Public

Notary Expiration Date 8-23-19 8-23-19



Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
August 23, 2019

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/24/2017 1449

FEE NUMBER: 2017-052581

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: \$ 175,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2017  
Month / Year

12. DOWN PAYMENT \$ 175,000.00

13. METHOD OF FINANCING:

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

KR and ER Properties, LLC  
18551 E. Ranch Rd  
Queen Creek, AZ 85142  
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 Maricopa  
Subscribed and sworn to before me on this 24 day of July 2017

Notary Public

Notary Expiration Date 8-23-19 8-23-19



Notary Public - State of Arizona  
MARICOPA COUNTY  
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