



DATE/TIME: 07/31/2017 1525  
FEE: \$17.00  
PAGES: 2  
FEE NUMBER: 2017-054832



Recording Requested By:  
Empire West Title Agency LLC

And When Recorded Mail To:  
Empire Dawn, LLC  
3219 E. Camelback Road #801  
Phoenix, AZ 85018

Escrow No. 73472EW-NV

1 of 2

This area reserved for County Recorder

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,  
**Meridian AZ, LLC, a Florida limited liability company**  
do hereby convey to

**Empire Dawn, LLC, An Arizona-Limited Liability Company**

the following described property-situated in the County of **Pinal**, State of **Arizona**:

**Lot 52, SILVER HAWK SUBDIVISION, according to the plat of record in the office of the  
County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 138.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,  
easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: July 27, 2017

Meridian AZ, LLC, a Florida limited liability company

By Carlos Saez, Vice President

Dated July 27, 2017

Warranty Deed

Escrow No. 73472EW

STATE OF Florida )  
 )SS.

County of Broward )

On July 28<sup>th</sup>, 2017, before me, the undersigned Notary Public, personally appeared **Carlos Saez, Vice President**, 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 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: 6/3/2020 Notary Public



Daniel Diaz  
Commission # FF966332  
Expires JUNE 3, 2020  
Bonded thru Aaron Notary

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 505-83-0520

BOOK MAP PARCEL SPLIT LETTER  
 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 (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Meridian AZ, LLC, a Florida limited liability company  
800 Silks Run Suite 2330  
Hallandale Beach, FL 33009

3. (a) BUYER'S NAME AND ADDRESS:  
Empire Dawn, LLC, An Arizona Limited Liability Company  
3219 E. Camelback Road #801  
Phoenix, AZ 85018

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

4. ADDRESS OF PROPERTY:  
1565 E 10th Street  
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)  
Empire Dawn, LLC, An Arizona Limited Liability Company  
3219 E. Camelback Road #801  
Phoenix, AZ 85018  
 (b) Next tax payment due 10/1/2017

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

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."  
 c.  To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

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: \$117,000.00

11. DATE OF SALE (Numeric Digits): 7 / 2017  
 Month Year

12. DOWN PAYMENT: 29,000.00

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  
 (3)  FHA  
 d.  Seller Loan (Carryback) f.  Other financing; Specify: PRIVATE LOAN

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% 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 Sales 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):  
Empire Dawn, LLC, An Arizona Limited Liability Company  
3219 E. Camelback Road #801  
Phoenix, AZ 85018

18. LEGAL DESCRIPTION (attach copy if necessary)  
 Lot 52, SILVER HAWK SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 138.

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 Florida, County of Broward  
 Subscribed and sworn to before me this 27 day of July, 2017.  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 7/31/2018  
 DOR FORM 82162 (04/2014)

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 31 day of July, 2017.  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 1/9/21



Daniel Diaz  
 Commission # FF966332  
 Expires JUNE 3, 2020  
 Bonded thru Aaron Notary

