



RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
AND WHEN RECORDED MAIL TO:
CSH Property One, LLC
8665 E. Hartford Dr Ste 200
Scottsdale, AZ 85255

DATE/TIME: 08/01/2017 1549
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2017-055139



ESCROW NO.: 88011771-088-BS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
McBride Enterprises LLC, An Arizona Limited Liability Company
("Grantor") conveys to
CSH Property One, LLC, a Delaware 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 28, 2017

Grantor(s):

SELLER:

**McBride Enterprises LLC, An Arizona
Limited Liability Company**


By: **Mercury McBride**
Its: **Manager**

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa } ss:

The foregoing document was acknowledged before me this 1st day of AUGUST, 2017

by MARCOLO MCBRIDE, AS MANAGER



BRYAN SELNA
Notary Public - Arizona
Maricopa County
Expires 04/11/2018

(Seal)

[Signature]
Notary Public

My commission expires: 4/11/18

OFFICIALS

Escrow No.: 88011771-088-BS

EXHIBIT "A"
Legal Description

LOT-69, OF JOHNSON RANCH UNIT 18, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 129 AND AFFIDAVITS OF CORRECTION RECORDED AS 2005-020541 AND AS 2005-020542, BOTH OF OFFICIAL RECORDS AND CERTIFICATE OF CORRECTION RECORDED AS 2005-052140, OF OFFICIAL RECORDS.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METAL, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, AND

EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THE STATE, OR DECISIONS OF COURT TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN ARIZONA REVISED STATUTES.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-72-243
 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:

McBride Enterprises LLC
10303 E. Aster Ln
Florence, AZ 85132

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

CSH Property One, LLC
8665 E. Hartford Dr Ste 200
Scottsdale, AZ 85255

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

4. ADDRESS OF PROPERTY:

915 East Dragon Fly Road
San Tan Valley, AZ 85143

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

CSH Property One, LLC
8665 E. Hartford Dr Ste 200
Scottsdale, AZ 85255

(b) Next tax payment due 10/2017

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 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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/01/2017 1549

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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: \$ 141,000.00

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

12. DOWN PAYMENT \$ 141,000.00

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):

CSH Property One, LLC
8665 E. Hartford Dr Ste 200
Scottsdale, AZ 85255
 Phone: _____

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 AZ County of Maricopa
 Subscribed and sworn to before me on this 1st day of Aug 2017
 Notary Public: _____
 Notary Expiration Date: 11/30/18

Signature of Buyer / Agent: _____
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 1st day of Aug 2017
 Notary Public: _____
 Notary Expiration Date: 11/30/18



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LOT 69, OF JOHNSON RANCH UNIT 18, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 129 AND AFFIDAVITS OF CORRECTION RECORDED AS 2005-020541 AND AS 2005-020542, BOTH OF OFFICIAL RECORDS AND CERTIFICATE OF CORRECTION RECORDED AS 2005-052140, OF OFFICIAL RECORDS.

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EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THE STATE, OR DECISIONS OF COURT TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN ARIZONA REVISED STATUTES.

Official
SFRM

AFFIDAVIT OF NO OPEN DEED OF TRUST(S) OR MORTGAGE(S)

Escrow No.: 88011771-088-BS

STATE OF ARIZONA
COUNTY OF PINAL

} ss:

The undersigned hereby states that he/she/they are the sole owner(s) of the subject property in the above referenced escrow number.

The undersigned herein certifies that there are no open or outstanding Deed of Trust(s) or Mortgage(s) that currently encumber the subject property.

That, in the event any previous Deed of Trust(s) or Mortgage(s) shall be found, the undersigned immediately shall settle said obligation from their own monies and hereby hold harmless Fidelity National Title Agency, Inc. of same.

FURTHER AFFIANTS SAYETH NOT.

SELLER:

**McBride Enterprises LLC, An Arizona
Limited Liability Company**

M. McBride
By: Mercury McBride
Its: Manager

**NOTARY ACKNOWLEDGMENT(S) TO THE
AFFIDAVIT OF NO OPEN DEED OF TRUST(S) OR MORTGAGE(S)**

STATE OF Arizona
COUNTY OF MARICOPA } ss:

The foregoing document was acknowledged before me this 19th day of AUGUST, 2017
by MERCURY MCBRIDE, AS MANAGER

(Seal)  BRYAN SELNA
Notary Public - Arizona
Maricopa County
Expires 04/11/2018

My commission expires: July 11

Bryan Selna
Notary Public