



File: 17055812-Z

Please return after recording to:

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

Parcel # ~~210774410~~ **(11) 210-77-44100**

Mail tax statement to:

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

DATE/TIME: 09/12/2017 15:16

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-065716



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 \$165,000.00 and other good and valuable consideration, Shannon Murphy, an unmarried woman, whose address is 38468 North Tumbleweed Lane, San Tan Valley, AZ 85140 ("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:

**RANCHO (11)**

LOT 440, OF RANCHO BELLA, VISTA SOUTH, PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY, RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 78.

Being the same property conveyed to Grantor(s) by instrument recorded on 11/19/2009 at Instrument No. 2009-120475 in the records of Pinal County, Arizona.

Commonly known as 3451 East Denim Trail, San Tan Valley, AZ 85143. This address is provided for informational purposes only.

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 11<sup>th</sup> day of Sept, 2017.

[Signature Page Follows]

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GRANTOR(S):

*Shannon Murphy*  
Shannon Murphy

ACKNOWLEDGMENT

STATE OF Arizona )

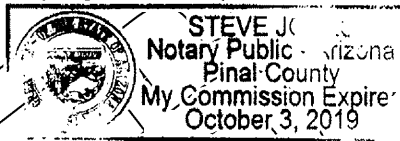
COUNTY OF Pinal )

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

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11<sup>th</sup> day of Sept, 2017.

*[Signature]*  
Notary Public

My Commission Expires: 10/3/19



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

Prepared without benefit of title review. 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.

# ALL-PURPOSE ACKNOWLEDGEMENT

State of AZ }  
County of Pinal }

SS.

On 9/11/17 before me, Steve Jones

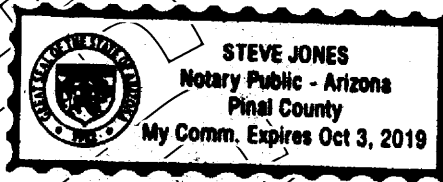
Notary Public, personally appeared Shannon Murphy

who 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 entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
Notary's Signature



## OPTIONAL INFORMATION

### CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### DESCRIPTION OF THE ATTACHED

\_\_\_\_\_  
Title of Document

\_\_\_\_\_  
Number of Pages

\_\_\_\_\_  
Document Date

\_\_\_\_\_  
Other Information

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 09/12/2017 1516  
 FEE NUMBER: 2017-065716

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 210 - 77 - 44100  
 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:  
SHANNON MURPHY  
38468 N TUMBLEWEED LN  
SAN TAN VALLEY AZ 85140

3. (a) BUYER'S NAME AND ADDRESS:  
Safari One Asset Company, LLC  
5001 Plaza On The Lake, Ste 200  
Austin, TX 78746

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

4. ADDRESS OF PROPERTY:  
3451 E DENIM TRL, SAN TAN VALLEY AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
5001 Plaza On The Lake, Ste 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  
      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.

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: \$ 165,000 00

11. DATE OF SALE (Numeric Digits): 09/17  
 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  
 (2)  VA  
 (3)  FHA  
 c.  Assumption of existing loan(s) f.  Other financing; Specify:  
 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, Inc  
181 Montour Run Rd  
CORAOPOLIS, PA 15181

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 440, of Ranch Bella Vista South, Phase 2, T&U  
LOT 440, OF RANCHO BELLA VISTA SOUTH, PHASE 2

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 [Signature]  
 State of AZ County of Pinal

Signature of Buyer (Agent) [Signature]  
 State of Pennsylvania County of Allegheny

Subscribed and sworn to before me on this 12 day of September, 2017

Subscribed and sworn to before me on this 12 day of September, 2017

Notary Public [Signature]  
 Notary Expiration Date 10/3/19

Notary Public [Signature]  
 Notary Expiration Date 8/21/18

