



DATE/TIME: 10/06/2017 1555

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-073243



Recording Requested By:  
Empire West Title Agency LLC

And When Recorded Mail To:  
Larry K. Ferrin and Diana Ferrin  
7061 E Monte Ave  
Mesa, AZ 85209

Escrow No: 77671EW JSZ

10F1

This area reserved for County Recorder

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

**T8 Asset Capital, LLC, an Arizona limited liability company**

do hereby convey to

**Larry K. Ferrin and Diana Ferrin, husband and wife**

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

**Lot 95, MAGMA RANCH I UNIT 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 102.**

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: October 3, 2017

Dated October 3, 2017

WARRANTY DEED

Escrow No. 77671EW

T8 Asset Capital, LLC, an Arizona limited liability company

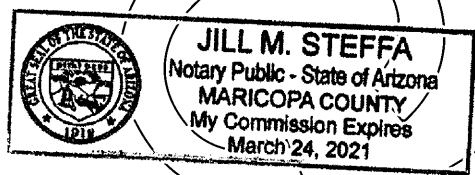
By [Signature]  
Sean Tate, Manager

STATE OF Arizona  
County of Maricopa )SS.

On 10/5/17, before me, the undersigned Notary Public, personally appeared Sean Tate, Manager, 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: 3-24-21  
[Signature]  
Notary Public



**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

Larry K. Ferrin and Diana Ferrin, husband and wife, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated **October 3, 2017**, and executed by T8 Asset Capital, LLC, an Arizona limited liability company as Grantors, to Larry K. Ferrin and Diana Ferrin, husband and wife, as Grantees, and which conveys certain premises described:

**Lot 95, MAGMA RANCH LUNIT 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 102.**

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

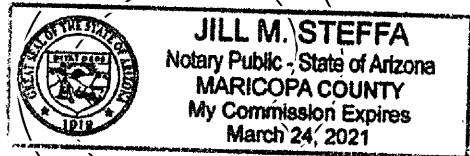
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated: 10/3/2017

GRANTEES:

Larry K Ferrin  
LARRY K. FERRIN

Diana Ferrin  
DIANA FERRIN



State of Arizona } SS:  
County of Maricopa

This instrument was acknowledged before me this 3th day of Oct 2017 by Larry K. Ferrin and Diana Ferrin, husband and wife

Jill M. Steffa  
Notary Public  
My Commission Expires: 3-24-21

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 210-79-1730  
 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?  
 Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
T8 Asset Capital, LLC, an Arizona limited liability company  
P.O. Box 699  
Higley, AZ 85236

3. (a) BUYER'S NAME AND ADDRESS:  
Larry K. Ferrin and Diana Ferrin  
7061 E Monte Ave  
Mesa, AZ 85209  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
11366 East Verbina Lane  
Florence, AZ 85132

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)  
Larry K. Ferrin and Diana Ferrin  
7061 E Monte Ave  
Mesa, AZ 85209  
 (b) Next tax payment due 10/1/2018

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 "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.

**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 10/06/2017 1555  
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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: \$161,700.00

11. DATE OF SALE (Numeric Digits): 09 / 2017  
 Month Year

12. DOWN PAYMENT: 161,700

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% 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):  
Larry K. Ferrin and Diana Ferrin  
7061 E Monte Ave  
Mesa, AZ 85209

18. LEGAL DESCRIPTION (attach copy if necessary)  
Lot 95, MAGMA RANCH I UNIT 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 102.

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 this 6 day of OCT  
 2017  
 Notary Public April Herrera  
 Notary Expiration Date 3-15-19

Signature of Buyer/Agent \_\_\_\_\_  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me this 6 day of OCT  
 2017  
 Notary Public April Herrera  
 Notary Expiration Date 3-15-19

