



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 10/31/2017 1508

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-079885



RECORDING REQUESTED BY  
Millennium Title Agency LLC  
AND WHEN RECORDED MAIL TO:  
ANTHONY FELIX  
1500 W. COOLIDGE WAY  
COOLIDGE, AZ 85128

ESCROW NO.: 08074392 - 846 - CJL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

VM Enterprises, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Anthony Felix, A Single Man

the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

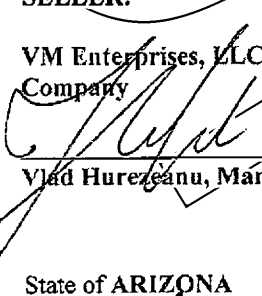
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

RESCLPKG

Dated: October 25, 2017

**SELLER:**

VM Enterprises, LLC, an Arizona Limited Liability Company

  
Vlad Hurezeanu, Manager

State of ARIZONA } ss:  
County of Maricopa

On Oct. 27, 2017, before me,  
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared  
VM Enterprises, LLC, an Arizona Limited Liability Company, by  
Vlad Hurezeanu

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 by 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.

Signature 



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018

**VM Enterprises, LLC**

Exhibit A

Lot 549, of HEARTLAND UNIT 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 151 and Dedication/Ratification in Fee No. 2005-177616.

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 209-39-549  
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:**

VM Enterprises, LLC, an Arizona Limited Liability Company  
1806 E Carob Dr.  
Chandler, AZ 85286

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

Anthony Felix  
1643 W Roosevelt Ave.  
Coolidge, AZ 85128

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

**4. ADDRESS OF PROPERTY:**

1500 W. Coolidge Way  
Coolidge, AZ 85128

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

Anthony Felix  
1500 W. Coolidge Way  
Coolidge, AZ 85128

(b) Next tax payment due 03/2018

**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.

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 31 day of Oct 20 17

Notary Public

Notary Expiration Date 04/30/18



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 10/31/2017 1508**

**FEE NUMBER: 2017-079885**

**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: \$ 165,000.00**

**11. DATE OF SALE (Numeric Digits): 10 / 2017**  
Month / Year

**12. DOWN PAYMENT \$ 8,250.00**

**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:

\$ \_\_\_\_\_ 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):**

Magnus Title Agency LLC  
3200 N. Central Ave., Suite 950  
Phoenix, AZ 85012

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

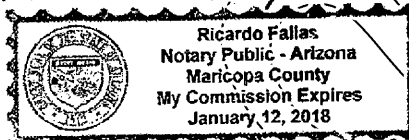
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent

State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 31 day of October 20 17

Notary Public

Notary Expiration Date 01/12/2018



**Ricardo Fallas**  
Notary Public - Arizona  
Maricopa County  
My Commission Expires  
January 12, 2018

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

Lot 549, of HEARTLAND UNIT 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 151 and Dedication/Ratification in Fee No. 2005-177616.

FORBES