



RECORDING REQUESTED BY:
Reliant Title Agency, LLC
AND WHEN RECORDED MAIL TO:
JohnDavid Diehl and Joanna Diehl
1250 W. Harding Ave.
Coolidge, AZ 85128-9293

DATE/TIME: 12/15/2017 1306
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2017-091788



ESCROW NO.: 302-1700156 *1 of 2*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Morad Investments, LLC, an Arizona limited liability company

do/does hereby convey to

JohnDavid Diehl and Joanna Diehl, husband and wife

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

All that certain Property situated in the County of Pinal, and State of Arizona, being described as follows:

Lot 82, REPLAT OF CARTER RANCH, According to cabinet E, Slide 60 records of Pinal County, Arizona.

Parcel Number: 204-38-282

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.

Dated: December 1, 2017

Grantors:

Morad Investments, LLC, an Arizona limited liability company

BY: *Nahla S. Shammó, Manager*
Nahla S. Shammó, Manager

Escrow No.: 302-1700156

STATE OF ARIZONA

COUNTY OF Maricopa

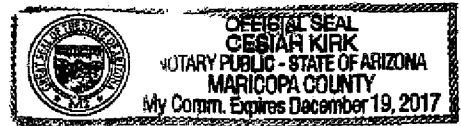
On this 13 of December, 2017, before me, a Notary Public in and for said County and State, personally appeared Nahla S. Shammo, Manager of Morad Investments, LLC, an Arizona limited liability company the corporation which executed the foregoing instrument, who acknowledged that he/she did sign said instrument as such officer on behalf of said corporation, duly authorized; that said instrument was signed as his/her free act and deed of said corporation.

Witness my hand and official seal, this the 13 day of December, 2017.

Notary Public: [Signature]

My Commission Expires: 11-19-2017

FOR NOTARY SEAL OR STAMP



Large, faint, diagonal watermark text, possibly reading 'MORAD INVESTMENTS'.

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

JohnDavid Diehl and Joanna Diehl, 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 December 1, 2017, and executed by **Morad Investments, LLC, an Arizona limited liability company** as Grantors, to **JohnDavid Diehl and Joanna Diehl, husband and wife** as Grantees, and which conveys certain premises described as:

All that certain Property situated in the County of Pinal, and State of Arizona, being described as follows:

Lot 82, REPLAT OF CARTER RANCH, According to cabinet E, Slide 60 records of Pinal County, Arizona.

Parcel Number: 204-38-282

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with 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 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: December 1, 2017, 2017

Grantee(s):

John David Diehl
JohnDavid Diehl

Joanna A. Diehl
Joanna Diehl

STATE OF ARIZONA

COUNTY OF Maricopa

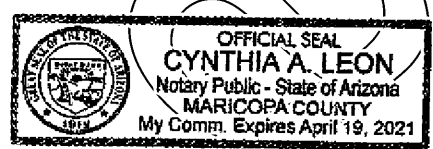
On this 15th of December, 2017, before me, a Notary Public in and for said County and State, personally appeared JohnDavid Diehl and Joanna Diehl who acknowledged the signing of the foregoing instrument, and the same is their voluntary act and deed.

Witness my hand and official seal, this the 15th day of December, 2017.

Notary Public: *Cynthia A. Leon*

My Commission Expires: 4-19-21

FOR NOTARY SEAL OR STAMP



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S) 302-1700156

Primary Parcel: 204-38-282

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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Morad Investments, LLC, an Arizona limited liability company
8622 S 47th Avenue
Laveen, AZ 85339

3. (a) BUYER'S NAME AND ADDRESS:
John David Lee Diehl and Joanna Diehl
18211 N. 40th Place, Unit 2
Phoenix, AZ 85032-1454

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

4. ADDRESS OF PROPERTY:
1250 W. Harding Avenue
Coolidge, AZ 85128-9293

5. MAIL TAX BILL TO:
John David Lee Diehl and Joanna Diehl
1250 W. Harding Avenue
Coolidge, AZ 85128-9293

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
d. 2-4 Plex Affixed Not Affixed
e. Apartment Building 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:

To be used as a primary residence Owner occupied, not a primary residence.

To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "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: _____

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]
Signature of Seller/Agent

State of Arizona, County of Pinal Mari Copra

Subscribed and sworn to before me this 13 day of December, 2017

Notary Public [Signature]

Notary Expiration Date 12-19-2017



PINAL COUNTY

DATE/TIME: 12/15/2017 1306

FEE NUMBER: 2017-091788

10. SALE PRICE \$ 160000 00

11. DATE OF SALE (Numeric Digits): 12 / 2017
Month / Year

12. DOWN PAYMENT \$ 2898 00

13. METHOD OF FINANCING
a. Cash (100% of Sale Price) e. New loan(s) from financial institution
b. Barter or trade f. Other financing; Specify: RMS
c. Assumption of existing loan(s)
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):

Reliant Title Agency, LLC
1921 S. Alma School, Suite 112
Mesa, AZ 85210

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

[Signature]
Signature of Buyer/Agent

State of Arizona, County of Pinal Mari Copra

Subscribed and sworn to before me this 15 day of December, 2017

Notary Public [Signature]

Notary Expiration Date 4-19-21

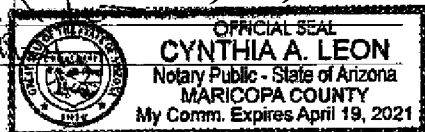


EXHIBIT "A"

All that certain Property situated in the County of Pinal, and State of Arizona, being described as follows:

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Parcel Number:

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