



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Electronically Recorded

DATE/TIME: May 25, 2018 4:17 PM

FEE: \$ 17.00

PAGES: 2

FEE NUMBER: 2018-039664



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Property Owner 6, LLC
7500 N. Dobson Rd #300
Scottsdale, AZ 85256

WARRANTY DEED

File No. 214-5908618 (DL)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

OfferPad (SPVBorrower1), LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Property Owner 6, LLC, a Delaware limited liability company, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 37 OF PARCEL H AT SKYLINE RANCH PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 109.

EXCEPT ALL, OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR THE STATE OF ARIZONA OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT TO SAID LAND, RECORDED AS DOCKET 1939, PAGE 852, RECORDS OF PINAL COUNTY, ARIZONA.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 214-5908618 (DL)
A.P.N.: 210-78-27905

Warranty Deed - continued

DATED: April, 12, 2018

OfferPad (SPVBorrower1), LLC, a Delaware limited liability company

By: Stacey Jones
Name: Stacey Jones
Title: Authorized Signor

STATE OF AZ)
County of Maricopa) ss.

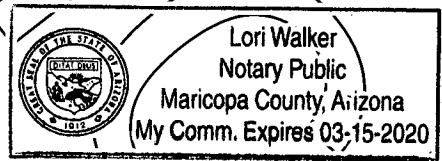
On May 24, 2018, before me, the undersigned Notary Public, personally appeared Stacey Jones, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are 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:

March 15, 2020

Lori Walker
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-78-27905
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

OfferPad (SPVBorrower1), LLC
2212 East Williams Field Road Building 11, Suite 225
Gilbert, AZ 85295

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

Property Owner 6, LLC
7500 N. Dobson Rd #300
Scottsdale, AZ 85256

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

33355 North Stone Ridge Drive
San Tan Valley, AZ 85143

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

Property Owner 6, LLC
7500 N. Dobson Rd #300
Scottsdale, AZ 85256

(b) Next tax payment due 10-1-2018

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. Agriculture
- 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 [Signature]
State of Arizona _____, County of Maricopa
Subscribed and sworn to before me on this 25 day of May 2018
Notary Public [Signature]
Notary Expiration Date 1-29-2019
18

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/25/2018 4:17 PM

FEE NUMBER: 2018-039664_AOPV

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: \$ 190,000.00 00

11. DATE OF SALE (Numeric Digits): 04/18 Month/Year

12. DOWN PAYMENT \$ 190,000.00 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:

\$ 0.00 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):

Property Owner 6, LLC
7500 N. Dobson Rd #300
Scottsdale, AZ 85256

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 37, OF PARCEL H AT SKYLINE RANCH PHASE TWO (CABINET E / SLIDE 109)

Signature of Buyer / Agent [Signature]
State of Arizona _____, County of Maricopa
Subscribed and sworn to before me on this 25 day of May 2018
Notary Public [Signature]
Notary Expiration Date 1-29-2019

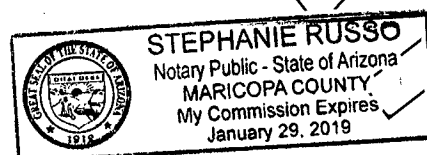


EXHIBIT 'A'

File No.: **214-5908618 (DL)**

Property: **33355 North Stone Ridge Drive, San Tan Valley, AZ 85143**

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A.P.N. 210-78-27905

Public