



Recorded at the Request of:  
**WFG National Title Insurance Company**

DATE/TIME: 09/27/2018 1255

When Recorded, Mail To:

FEE: \$17.00

Miguel Garcia  
264 West Taylor Avenue  
Coolidge, AZ 85128

PAGES: 1

FEE NUMBER: 2018-073254



Order No: 18-210817

## Warranty Deed

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

**E Investment Properties, Inc., an Arizona Corporation**

do/does hereby convey to

**Miguel Garcia, an unmarried man**

the following real property located in Pinal County, Arizona:

LOT 77, OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 172.

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, the Grantor warrants the title against all persons whomsoever.

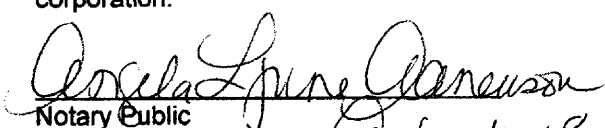
Dated this 11 day of September, 2018

E Investment Properties, Inc.

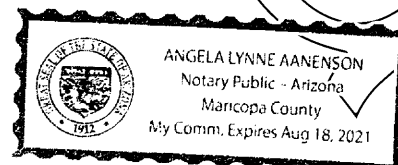
  
Christopher Eymann, President

STATE OF ARIZONA  
COUNTY OF MARICOPA

This instrument was acknowledged before me this 11 day of September, 2018 by Christopher Eymann, as President, of E Investment Properties, Inc., an Arizona Corporation, on-behalf of the corporation.

  
Notary Public

My Commission Expires: August 18, 2021



**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 205-24-0270  
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. SELLERS NAME & ADDRESS:**

E Investment Properties, Inc., an Arizona Corporation  
10645 N Tatum Boulevard Ste 200-649  
Phoenix, AZ 85028

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

Miguel Garcia  
2137 W Cameron Blvd  
Coolidge, AZ 85128

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

**4. ADDRESS OF PROPERTY:**

264 West Taylor Avenue  
Coolidge, AZ 85128

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

Miguel Garcia  
2137 W Cameron Blvd  
Coolidge, AZ 85128

(b) Next tax payment due 04/2019

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box [Enter Data]**

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Bldg.
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile Home or Manufactured Home
- i.  Other Specify: \_\_\_\_\_

**7. RESIDENTIAL BUYERS 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" 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
- (b)  Special Warranty Deed
- (c)  Joint Tenancy Deed
- (d)  Contract or Agreement
- (e)  Quit Claim 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 of Seller/Agent

State of AZ \_\_\_\_\_, County of MARICOPA \_\_\_\_\_

Subscribed and sworn to before me on this 18 day of SEP 2018

Notary Public

Notary Expiration Date



TERESA M. BACA  
NOTARY PUBLIC  
MARICOPA COUNTY, ARIZONA  
My Comm. Expires January 31, 2022

Signature of Buyer/Agent

State of AZ \_\_\_\_\_, County of MARICOPA \_\_\_\_\_

Subscribed and sworn to before me on this 18 day of SEP 2018

Notary Public

Notary Expiration Date



TERESA M. BACA  
NOTARY PUBLIC  
MARICOPA COUNTY, ARIZONA  
My Comm. Expires January 31, 2022

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 09/27/2018 1255

FEE NUMBER: 2018-073254

10. SALE PRICE: \$159,000.00

11. DATE OF SALE (Numeric Digits): 09/2018  
Month / Year

12. DOWN PAYMENT \$ 3,800 00

13. METHOD OF FINANCING: [Enter Data]
- 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 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 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):**

SELLER AND BUYER HEREIN

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

LOT 77, OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 172.