



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**VIRGINIA ROSS**

Electronically Recorded

DATE/TIME: Nov 26, 2018 3:39 PM

FEE: \$ 17.00

PAGES: 2

FEE NUMBER: 2018-087720



Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
OP SPE PHX1, LLC  
2212 East Williams Field Road, Building 11, Suite 225  
Gilbert, AZ 85295

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**WARRANTY DEED**

File No. 214-5942450 (CRK)

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

**Osborne A. Martin and Paula L. Martin, husband and wife**, the GRANTOR does hereby convey to

**OP SPE PHX1, LLC a Delaware limited liability company**, the GRANTEE

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

LOT 83, OF COBBLESTONE FARMS - PARCEL IV, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 157.

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.

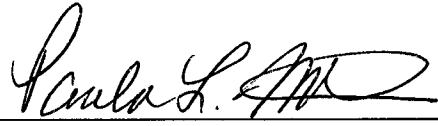
File No.: 214-5942450 (CRK)  
A.P.N.: 512-05-4140 3

Warranty Deed - continued

DATED: October 26, 2018



Osborne A. Martin



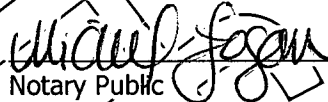
Paula L. Martin

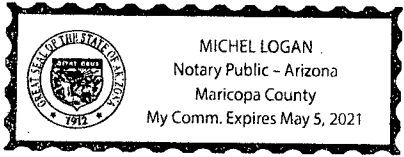
STATE OF AZ )  
County of maricopa )ss.  
)

On NOV 21, 2018, before me, the undersigned Notary Public, personally appeared **Osborne A. Martin and Paula L. Martin**, 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:

  
Notary Public



*Large diagonal watermark text: "P&S"*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-05-4140 3

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:

Osborne A. Martin and Paula L. Martin  
PO Box 670  
Maricopa, AZ 85139

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

OP SPE PHX1, LLC  
2212 East Williams Field Road, Building 11, Suite 225  
Gilbert, AZ 85295

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

44398 Redrock Road  
Maricopa, AZ 85139

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

OP SPE PHX1, LLC  
2212 East Williams Field Road, Building 11, Suite 225  
Gilbert, AZ 85295

(b) Next tax payment due 03-01-2019

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]  
Signature of Seller / Agent

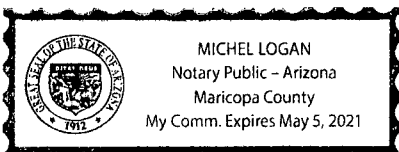
State of Arizona, County of Pinal - Maricopa

Subscribed and sworn to before me on this 21 day of NOV, 20 18

Notary Public [Signature]

Notary Expiration Date May 5, 2021

18  
DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 11/26/ 2018 3:39 PM**

**FEE NUMBER: 2018-087720\_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: \$260,108.00 **00**

11. DATE OF SALE (Numeric Digits): 1 0 / 1 8 Month/Year

12. DOWN PAYMENT \$260,108.00 **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):

OP SPE PHX1, LLC  
2212 East Williams Field Road, Building 11, Suite 225  
Gilbert, AZ 85295

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 83, OF COBBLESTONE FARMS - PARCEL IV, CAB D - SLD 157

[Signature]  
Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 25 day of NOV, 20 18

Notary Public [Signature]

Notary Expiration Date July 28, 2019



**EXHIBIT 'A'**

File No.: **214-5942450 (CRK)**

Property: **44398 Redrock Road, Maricopa, AZ 85139**

**LOT 83, OF COBBLESTONE FARMS - PARCEL IV, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 157.**

**A.P.N. 512-05-4140 3**

COBBLESTONE FARMS