

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

The Myers Living Trust dated  
November 1, 2007

PO Box 11423

Casa Grande, AZ 85130

DATE/TIME: 06/24/2014 1231

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-036358



ESCROW NO.: 76140771 - 076 - LSA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

HILMI Investment LLC, an Arizona limited liability company

("Grantor") conveys to

Kyle Myers and Krissa L. Myers, Trustees of The Myers Living Trust dated November 1, 2007

the following real property situated in Pinal County, ARIZONA:

LOT 5, CABANA WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF  
THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED BOOK 16 OF  
MAPS, PAGE 22.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: June 19, 2014

Grantor(s):

SELLER:

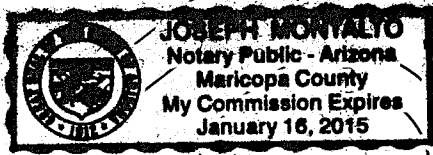
HILMI Investment LLC, an Arizona limited liability  
company

Nameer Razak, Manager  
Nameer Razak, Manager

State of ARIZONA  
County of MARICOPA } ss:

Entity

The foregoing Warranty Deed, dated June 19, 2014 and consisting of 2 page(s), was acknowledged before me this 21-day of June, 2014, by Nameer Razak, the Manager of HILMI Investment LLC, an Arizona limited liability company, on behalf of the Limited Liability Company



Joseph Montalvo  
Notary Public  
My Commission Expires: 1/16/15

*[Large diagonal watermark text: "HILMI INVESTMENT LLC"]*

DATE: June 19, 2014

ESCROW NO.: 76140771-076-LSA

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated November 1, 2007 are as follows:

Name: Savannah Myers

Address: 260 E Quail Ct, Casa Grande AZ 85122

Name: McKenzie Myers

Address: 260 E Quail Ct, Casa Grande AZ 85122

Name: Hank Myers

Address: 260 E Quail Ct, Casa Grande AZ 85122

Name: Kyle Myers D.R.

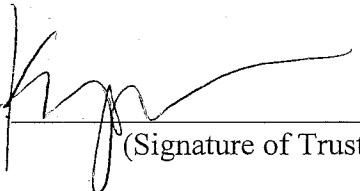
Address: 260 E Quail Ct, Casa Grande AZ 85122

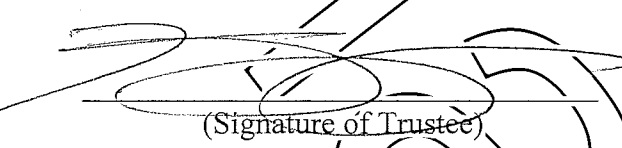
Name: \_\_\_\_\_ 85122

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By:  (Signature of Trustee)

 (Signature of Trustee)

as Trustee (s) of The Myers Living Trust dated November 1, 2007

(This document will be recorded at the Close of Escrow attached to the Deed)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-11-064  
 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? n/a

Please list the additional parcels below (attach list if necessary):

- (1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

HILMI Investment LLC, an Arizona limited liability company  
2384 E. Durango Dr  
Casa Grande, AZ 85122

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

The Myers Living Trust dated November 1, 2007  
PO Box 11423  
Casa Grande, AZ 85130

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

4. ADDRESS OF PROPERTY:

208 E. Denvil St.  
Casa Grande, AZ 85122

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

The Myers Living Trust dated November 1, 2007  
H. J. Myers

(b) Next tax payment due \_\_\_\_\_

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  
      Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

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: n/a  
 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.

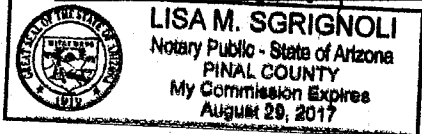
Signature of Seller / Agent \_\_\_\_\_

State of AZ, County of Pinal

Subscribed and sworn to before me on this 14 day of June, 2014

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 06/24/2014 1231**

**FEE NUMBER: 2014-036358**

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: \_\_\_\_\_

10. SALE PRICE: \$ 65,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2014  
 Month / Year

12. DOWN PAYMENT \$ 65,000.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade f.  Other financing; Specify: \_\_\_\_\_  
 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:

-\$ n/a 00 AND

briefly describe the Personal Property: n/a

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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:

n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer same as #3

Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent \_\_\_\_\_

State of AZ, County of Pinal

Subscribed and sworn to before me on this 14 day of June, 2014

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

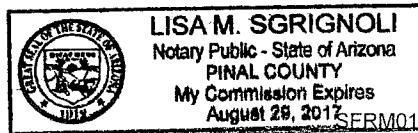


EXHIBIT "A"  
Legal Description

LOT 5, CABANA WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED BOOK 16 OF MAPS, PAGE 22.

HomeLife