OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/03/2019 1334
FEE: $17.00
PAGES: 2
FEE NUMBER: 2019-034314

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:
Property Owner 10, LLC, a Delaware Limited Liability Company
PO Box 4090

Scottsdale, AZ 85261
ESCROW NO.: 08089147-820-SCN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Jason Scoggins, An Unmarried Man
do/does hereby convey to
Property Owner 10, LLC, a Delaware Limited Liability Company
the following real property situated in Pinal County, Arizona:

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

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 April 29, 2019

SELLER:

Jason Scoggins

State of **ARIZONA**
County of **Maricopa** } ss:

FOR NOTARY SEAL OR STAMP

On May 1, 2019, before me,
The Undersigned,
a Notary Public in and for said County and State, personally appeared Jason Scoggins
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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHAWNI C. NELSON
Notary Public - Arizona
Maricopa County
Expires 02/15/2021

WITNESS my hand and official seal.

Signature

Unofficial

EXHIBIT "A"

Legal Description

Lot 67, THE COTTAGES AT CASTLEGATE PARCEL 2, according to Cabinet D, Slide 100 records of Pinal County, Arizona.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-22-0670
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No x

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. SELLER'S NAME AND ADDRESS:
Jason Scoggins
1527 E Quintana Ave
Mesa, AZ 85212

3. (a) BUYER'S NAME AND ADDRESS:
Property Owner 10, LLC, a Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

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

4. ADDRESS OF PROPERTY:
4148 E. Stratford Place
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Property Owner 10, LLC, a Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

(b) Next tax payment due 10/2019

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☐ Vacant Land
b. x Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
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. x 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-034314
RECORD DATE 05/03/2019

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. x Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other: _____

10. **SALE PRICE:** $ 204,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2019
Month / Year

12. DOWN PAYMENT $ 204,000.00

13. METHOD OF FINANCING:
a. x 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 x
(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: n/a

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devises, 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 x
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Magnus Title Agency LLC
3200 N. Central Ave., Suite 950
Phoenix, AZ 85012

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 1 day of May 2019
Notary Public _____
Notary Expiration Date 2/15/21

SHAWNI C. NELSON
Notary Public - Arizona
Maricopa County
Expires 02/15/2021

Signature of Buyer / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 2 day of May 2019
Notary Public _____
Notary Expiration Date 1-7-22

SHAWNI C. NELSON
Notary Public - Arizona
Maricopa County
Expires 02/15/2021

EXHIBIT "A"
Legal Description

Lot 67, THE COTTAGES AT CASTLEGATE PARCEL 2, according to Cabinet D, Slide 100 records of Pinal County, Arizona.

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