



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 05/17/2019 1439

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2019-038677

RECORDING REQUESTED BY:

Security Title Agency, Inc.

Escrow No.: 66190552-066-SWA

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

DKJ Holdings, LLC

Attn: Dan Jones

1171 W. Marina Drive

Chandler, AZ 85248

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

DQ Vallarta, LLC, an Arizona limited liability company

("Grantor") conveys to

DKJ Holdings, LLC, an Arizona 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.

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

Dated: May 15, 2019

Grantor(s):

DQ Vallarta, LLC
By: Dolphin Land, LLC, a California limited company,
Manager
By: Dolphin Partners, Inc., a California
Corporation, Manager

By: KEVIN S PITTS

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of _____
County of _____

The foregoing document was acknowledged before me this _____ day of _____

by By _____ as manager of Dolphin Partners, Inc., a California corporation, Manager of Dolphin Land, LLC, a California limited liability company, Manager of DQ Vallarta, LLC, an Arizona limited liability company

(Seal)

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On May 17th 2019 before me, James Eli Khorashadi Notary Public
(Date) (Here insert Name and Title of the Officer)

personally appeared Kevin S. Pitts
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in ~~his~~ their authorized capacity(ies); and that by ~~his~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature [Signature] (Seal)
(Signature of Notary Public)

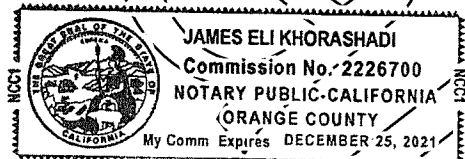


EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED QUEEN CREEK, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 43, of SANTO VALLARTA, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 93.

Excepting and reserving all the coal and other minerals in the land as reserved in the Patent from the United States recorded March 29, 1928 in Book 43 of Deeds, Page 617.

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-07-143
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. SELLER'S NAME AND ADDRESS:

DQ Vallarta, LLC, an Arizona limited liability company
4455 E. Camelback Rd., #C-240
Phoenix, AZ 85018

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

DKJ Holdings, LLC, an Arizona limited liability company
1171 W. Marina Drive
Chandler, AZ 85248

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

4. ADDRESS OF PROPERTY:

10970 W. Dove Roost Road
Queen Creek, AZ 85142

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

DKJ Holdings, LLC, an Arizona limited liability company
1171 W. Marina Drive
Chandler, AZ 85248

(b) Next tax payment due October 1, 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. 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:

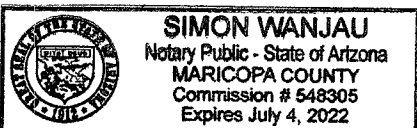
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 17th day of May 2019
Notary Public _____
Notary Expiration Date 7/4/2022



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-038677
RECORD DATE 05/17/2019

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: \$ 155,000.00

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

12. DOWN PAYMENT \$ 155,000.00

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:

\$ 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):

Buyer and Seller Herein

Phone: 1 < / < >

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of ARIZONA, County of Maricopa
Subscribed and sworn to before me on this 16 day of May 2019
Notary Public _____
Notary Expiration Date 9-13-2020

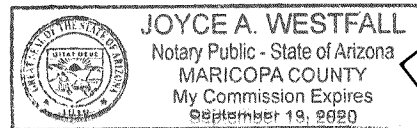


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