



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 06/18/2019 1126

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2019-048164

Recorded at the request of *Clear Title Agency of Arizona*  
When recorded mail to:

James V LaSala  
2179 E Haflinger Way  
San Tan Valley, AZ 85140

Escrow No.: 75190083

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **HAFLINGER LLC, An Arizona Limited Liability Company**, the GRANTOR does hereby convey to **James V LaSala**, a unmarried man the GRANTEE, the following real property situated in PINAL County, Arizona:

LOT 88, OF LAS PRADERAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET D, SLIDE 46.

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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated:

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 75190083

Signatures and Notary Acknowledgment Page

HAFLINGER LLC, An Arizona Limited Liability Company

BY: William A. Fox  
William Fox

BY: Maryna Fox  
Maryna Fox

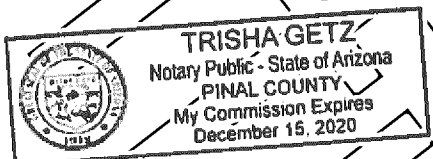
STATE OF ARIZONA )  
County of PINAL )SS

Subscribed and sworn to before me this 5 day of June 2019, by

In witness whereof, hereunto set my hand and official seal.  
William Fox & Maryna Fox

[Signature]  
Notary Public

My Commission Expires: 12-15-2020



HAFLINGER LLC

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 109-21-0880 0  
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? 0  
Please list the additional parcels below (attach list if necessary):  
(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
FEE NO 2019-048164  
RECORD DATE 06/18/2019

2. SELLER'S NAME AND ADDRESS  
HAFLINGER LLC, An Arizona Limited Liability Company  
109 S HONEYSUCKLE LN  
Gilbert, AZ 85296

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:

3. (a) BUYER'S NAME AND ADDRESS:  
James V LaSala  
2179 E. Haflinger Way  
STU, AZ 85140  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

10. SALE PRICE: \$ 200000 00  
11. DATE OF SALE (Numeric Digits): 06 / 2019  
Month / Year  
12. DOWN PAYMENT \$ 200000 00

4. ADDRESS OF PROPERTY:  
2179 E Haflinger Way  
San Tan Valley, AZ 85140

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller loan (Carryback) (3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
James V LaSala  
2179 E. Haflinger Way  
San Tan Valley, AZ 85140  
(b) Next tax payment due: October 1, 2019

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: \_\_\_\_\_

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  
i.  Other Use; Specify: \_\_\_\_\_  
d.  2-4 Plex  
e.  Apartment Building

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

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."

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: \_\_\_\_\_

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Clear Title Agency of Arizona  
1075 S. Idaho Rd: Ste. 106B, Apache Junction, AZ 85119  
(480)278-8475

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.

Maryna Fox  
Signature of Seller / Agent  
State of AZ, County of Pinal  
Subscribed and sworn to before me on this 18 day of June 2019  
Notary Public [Signature]

[Signature]  
Signature of Buyer / Agent  
State of AZ, County of Pinal  
Subscribed and sworn to before me on this 18 day of June 2019  
Notary Public [Signature]

Notary Expiration Date 12-15-2020  
DOR FORM 82162 (02/2019)  
Notary Public - State of Arizona  
PINAL COUNTY  
My Commission Expires  
December 15, 2020

Notary Expiration Date 12-15-2020  
Notary Public - State of Arizona  
PINAL COUNTY  
My Commission Expires  
December 15, 2020

**EXHIBIT "A"**

LOT 88, OF LAS PRADERAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET D, SLIDE 46.

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