



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/26/2019 1211
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2019-050909

RECORDING REQUESTED BY
Title Alliance of Arizona, LLC

APN: 516-01-578

WHEN RECORDED MAIL TO
Title Alliance of Arizona, LLC
2500 South Power Road, #121
Mesa, AZ 85209
File No. 670-001388

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged **Shad R. Bride and Lindsey Kaye Reige, husband and wife who acquired title as Shad R. Bride, and unmarried man and Lindsey Kaye Reige, an unmarried woman**, do hereby convey to **Edward D. Acquah, an unmarried man**, the following real property situated in **Pinal County, Arizona**:

LOT 23, OF SAN TAN HEIGHTS PARCEL C-12; ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 20 AND CERTIFICATES OF CORRECTION RECORDED AS 2006-106970 AND RECORDED AS 2016-069914, BOTH OF OFFICIAL RECORDS;

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 21st day of June, 2019

Shad R. Bride
Shad R. Bride

06/21/19
Date

Lindsey Kaye Reige
Lindsey Kaye Reige

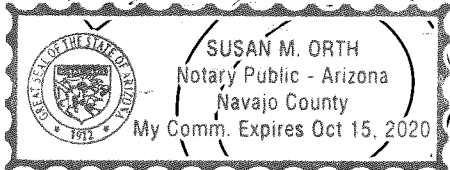
6/21/19
Date

State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me on June 21, 2019 by **Shad R. Bride and Lindsey Kaye Reige.**

Susan M. Orth
Notary Public

My commission expires: 10-15-20



FFCS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 5 1 6 - 0 1 - 5 7 8 -
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:

Shad R. Bride and Lindsey Kaye Reige
PO Box 1065
Pinedale, AZ 85934

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

Edward D. Acquah
400 N Coronado St., #1069
Chandler, AZ 85224
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

32909 N. Ash Tree Ln.
Queen Creek, AZ 85142

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

32909 N. Ash Tree Ln.
Queen Creek, AZ 85142
(b) Next tax payment due **October 2019**

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
- b. Single Family Residence g. Agriculture
- c. Condo or Townhouse h. Mobile or manufactured Home
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building Affixed Not Affixed

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.

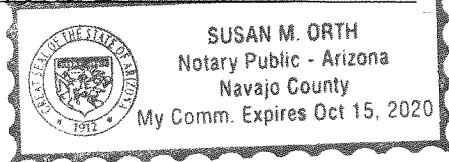
Signature of Seller / Agent: Shad R. Bride
State of Arizona, County of Navajo

Subscribed and sworn to before me on this 21st day of June, 2019

Notary Public: Susan M. Orth

Notary Expiration Date: 10-15-20

DOR FORM 82162 (04/2014)



COUNTY OF RECORDATION: PINAL
FEE NO: 2019-050909
RECORD DATE: 06/26/2019

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: \$255,000.00

11. DATE OF SALE (Numeric Digits): 5/19
Month / Year

12. DOWN PAYMENT: \$80,000.00

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: _____

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 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):

Title Alliance of Arizona, LLC
2500 South Power Road, #121
Mesa AZ 85209

18. LEGAL DESCRIPTION (attach copy if necessary):
See legal description attached hereto

Signature of Buyer / Agent: Edward D. Acquah
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25th day of June, 2019

Notary Public: Raul Rodriguez

Notary Expiration Date: 10/09/2019

File No. **670-001388**



RAUL RODRIGUEZ
Notary Public - Arizona
Maricopa County
Expires 10/09/2019

LOT 23, OF SAN TAN HEIGHTS PARCEL C-12, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 20 AND CERTIFICATES OF CORRECTION RECORDED AS 2006-106970 AND RECORDED AS 2016-069914, BOTH OF OFFICIAL RECORDS;

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Homoflex, Inc.