

## OFFICIAL RECORDS OF PINAL COUNTY RECORDER Virginia Ross

Electronically Recorded

DATE/TIME:

07/17/2019 1053

FEE:

\$30.00

PAGES:

FEE NUMBER: 2019-057286

Recording Requested by:

First American Title Insurance Company

When recorded mail to: OP SPE PHX1/LLC 2150 East Germann Road, Suite 1 Chandler, AZ'85286

## WARRANTY DEED

File No. 296-5981457 (CRK)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Federico F. Aguirang, Jr. and June M. Aguirang, husband and wife, the GRANTOR does hereby convey to

OP SPE PHX1, LLC a Delaware limited liability company, the GRANTEE

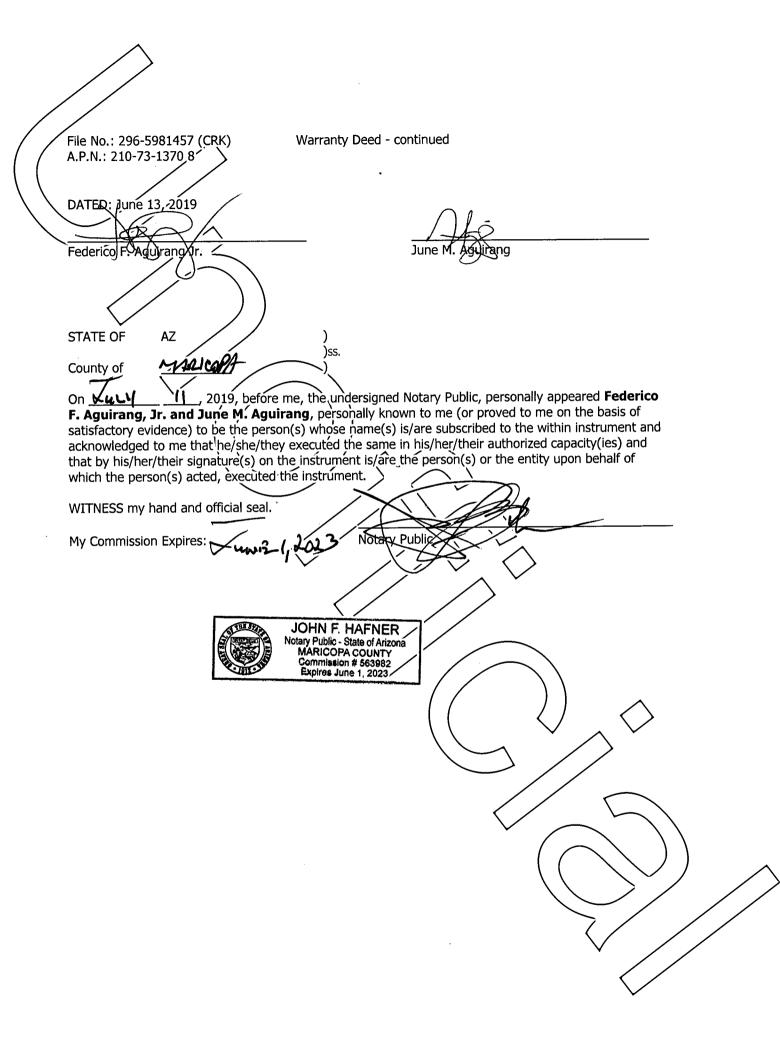
the following described real property situated in Pinal County, Arizona:

LOT 130, OF THE VILLAGE AT COPPER BASIN UNIT, 3A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 30 AND AFFIDAVIT OF CORRECTION RECORDED ÁS 2004-098750, OF OFFICÍAL RECORDS.

EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN PATENT FROM STATE OF ARIZONA PURSUANT TO ACT OF CONGRESS DATED JANUARY 25, 1927.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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



	FOR RECORDER'S USE ONLY
AFFIDAVIT OF PROPERTY VALUE	COUNTY OF RECORDATION PINAL
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	FEE NO 2019-057286
Primary Parcel: 210-73-1370 8 - BOOK MAP PARCEL SPLIT	RECORD DATE 07/17/2019
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) (3) (3)	
(2) $(4)$ $(4)$	
2. SELLER'S NAME AND ADDRESS:	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
Federico F. Aguirang, Jr. and June M. Aguirang	a. X Warranty Deed d. Contract or Agreement
21499 East Sunset Drive	b. Special Warranty Deed e. Quit Claim Deed
Queen Creek, AZ 85142	c. Joint Tenancy Deed f. Other:
3. (a) BUYER'S NAME AND ADDRESS: / /	10. SALE PRICE: \$ 195,012.00 00
OP SPE PHX1, LLC	11. DATE OF SALE (Numeric 0 6 / 1 9
2150 East Germann Road, Suite 1	Digits): Month/Year
Chandler, AZ 85286	12. DOWN PAYMENT \$ 195,012.00 <b>00</b>
(b) Are the Buyer and Seller related? Yes \No \_X	13. METHOD OF FINANCING:
If Yes, state relationship:	a. X Cash (100% of Sale Price) e. New loan(s) from Financial institution:
4. ADDRESS OF PROPERTY: 4118 East Morenci Road	b. Barter or trade (1) Conventional
	(2) VA
San Tan Valley, AZ 85143	c. Assumption of existing loan(s) (3) FHA
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	f. Other financing; Specify:
OP SPE PHX1, LLC	d. Seller Loan (Carryback)
2150 East Germann Road, Suite 1	14. PERSONAL: PROPERTY (see reverse side for definition):
Chandler, AZ 85286	(a) Did the Sale Price in item 10 include Personal Property that
(b) Next tax payment due 10/2019	impacted the Sale Price by 5 percent or more? Yes No X
6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box	(b) If Yes, provide the dollar amount of the Personal Property:
a. Vacant land f. Commercial or Industrial Use	\$ 0.00 OO AND
b. X Single Family Residence g. Agriculture	briefly describe the Personal Property:
c. Condo or Townhouse h. Mobile or manufactured Home	15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:
Affixed Not Affixed	16. SOLAR / ENERGY EFFICIENT COMPONENTS:
d. 2-4 Plex i. Other Use; Specify:	(a) Did the Sale Price in Item 10 include solar energy devices, energy
e. Apartment Building	efficient building components, renewable energy equipment or
<ol> <li>RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:</li> </ol>	combined heat and power systems that impacted the Sale Price by
a. To be used as a primary residence.	5 percent or more? Yes NoX
b. To be rented to someone other than a "qualified family member."	If Yes, briefly describe the solar / energy efficient components:
c. $\overline{X}$ To be used as a non-primary or secondary residence.	
See reverse side for definition of a "primary residence, secondary residence"	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): OP SPE PHX1, LLC
and "family member."	2150 East Germann Road, Suite 1/
8. If you checked <b>e</b> or <b>f</b> in item 6 above, indicate the number of units:	Chandler, AZ 85286
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.	18. LEGAL DESCRIPTION (attach copy if necessary):
	THE VILLAGE AT COPPER BASIN UNIT: 3A LOT-130 SEC 27-3S-8E 5357 SQ FT 0.12 AC
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOIN	IG INFORMATIONALS A TRUE AND CORRECT STATEMENT, OF THE FACTS
PERTANING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.	
- IRX	
Signature of Seller Agent	Signature of Buyer / Agent  County of
State of Arizona County of MANICONE	State of Arizona County of Subscribed and swopp to before me on this Way of 20
Subscribed and sword to before me on this 1 day of 20 19	
Notary Public	Notary Public  Notary Funishing Date  Although Supindian Date  Notary Public  Notary Public  Notary Funishing Date  Notary Public  Notary Public  Notary Public
Notary Expiration Date	Notary Expiration Date
DOR FORM 82162 (04/2014)	
JOHN F. HAFNER	7 \ / /
Notary Public - State of Arizona	CHRISTY KELEDJIAN
MADICODA COUNTY	Common of the common of



MARICOPA COUNTY Commission # 563982 Expires June 1, 2023

Notary Public - State of Arizona MARICOPA' COUNTY My Commission Expires July 28, 2019



File No.:

296-5981457 (CRK)

Property:,

4118 East Morenci Road, San Tan Valley, AZ 85143

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A.P.N. 210-73-1370 8

