



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY  
**OLD REPUBLIC TITLE AGENCY**

ORDER #: 4715006515

WHEN RECORDED MAIL TO

Jena Soldano  
9912-W. Santa Cruz Blvd.  
Arizona City, AZ 85123

DATE/TIME: 07/19/2019 1304

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2019-058240

213

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For valuable consideration, receipt of which is hereby acknowledged G4-2017, LLC, an Arizona limited liability company

Do hereby convey to Jena Soldano, an unmarried woman

the following real property situated in Pinal County, Arizona:

Lot 2204, ARIZONA CITY UNIT FOUR, according to Book 9 of Maps, page 56, records of Pinal County, Arizona.

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: July 16, 2019

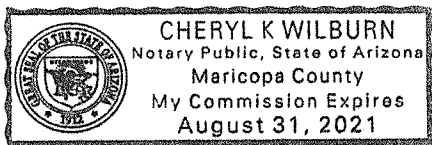
G4-2017, LLC, an Arizona limited liability company by, MJ2 Holdings, LLC, an Arizona limited liability company as Member by, the DeMore Living Trust, dated January 5, 2012 as Member

By: [Signature]  
Melissa DeMore, Trustee

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2019 by Melissa DeMore, Trustee of The DeMore Living Trust, dated January 5, 2012 as Member of MJ2 Holdings, LLC, an Arizona limited liability company as Member of G4-2014, LLC an Arizona limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**

Lot 2204, ARIZONA CITY UNIT FOUR, according to Book 9 of Maps, page 56, records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407 - 03 - 4390 -  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

G4-2017, LLC, MELISSA DEMORE  
8711 E. Pinnacle Peak Road, Suite 304  
Scottsdale AZ 85255

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

JENA SOLDANO  
20987 N. John Wayne Pkwy., #B104-189  
Maricopa AZ 85139

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

9912 W. Santa Cruz Blvd., Arizona City, Arizona 85123

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

JENA SOLDANO  
9912 W. Santa Cruz Blvd.  
Arizona City AZ 85123

(b) Next tax payment due 10/2019

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" or "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 2019-058240  
RECORD DATE 07/19/2019

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: \$ 165,000.00

11. DATE OF SALE (Numeric Digits): 10 / 18  
Month / Year

12. DOWN PAYMENT \$ 500.00

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: \$ \_\_\_\_\_ 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 AS SHOWN ABOVE

Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

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

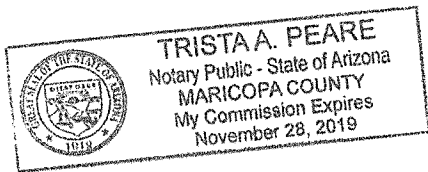
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 19 day of July 2019

Notary Public

Notary Expiration Date NOV 28, 2019

DOR FORM 82162 (4/2014)



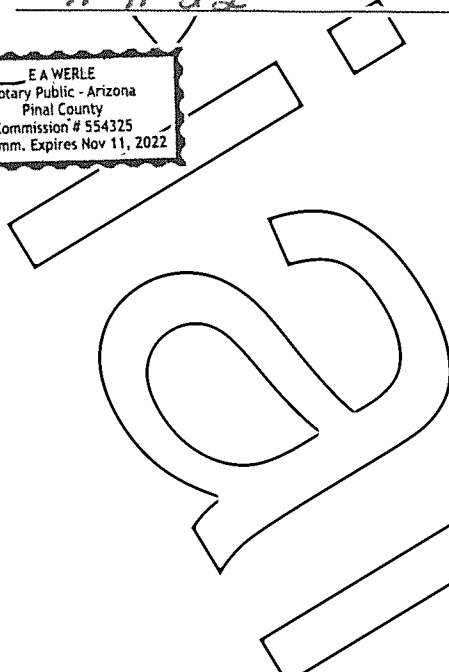
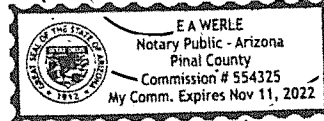
Signature of Buyer / Agent

State of Arizona, County of Maricopa-Pinal

Subscribed and sworn to before me on this 17 day of July 2019

Notary Public

Notary Expiration Date 11-11-22



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Lot 2204, ARIZONA CITY UNIT FOUR, according to Book 9 of Maps, page 56, records of Pinal County, Arizona.