



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/14/2019 1231
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-066295

at the request of Pioneer Title Agency, Inc.

When recorded mail to

Mr. and Mrs. Kenneth S. Mroz
1868 S. Savana Road
Apache Junction, AZ 85119

Escrow No. 77300066-LIL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 103-20-1070

SPECIAL WARRANTY DEED

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

Bel Agave Development LLC., an Arizona limited liability company

hereafter called the Grantor, hereby conveys to

Kenneth S. Mroz and Violet P. Mroz, Husband and Wife, as Community Property
with Right of Survivorship

the following real property situated in Pinal County, Arizona, together with all rights and privileges
appurtenant thereto, to wit:

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.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other,
subject to the matters above set forth.

DATED July 23, 2019

**Bel Agave Development LLC., an Arizona
limited liability company**

**By: DBK MGT, Inc., an Arizona
Corporation, it's Manager**

Daniel J. Kauffman, President

Exhibit "A"

Lot 69, of BEL AGAVE SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029731.

WORLDWIDE

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Kenneth S. Mroz and Violet P. Mroz, Husband and Wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated July 23, 2019 and executed by Bel Agave Development, LLC, an Arizona limited liability company, as Grantors, to Kenneth S. Mroz and Violet P. Mroz, Husband and Wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:
Lot 69, of BEL AGAVE SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029731.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

DATED: July 23, 2019

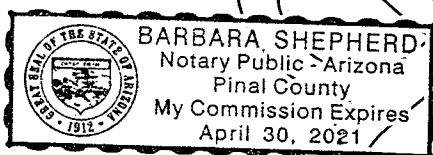
Kenneth S. Mroz
Kenneth S. Mroz

Violet P. Mroz
Violet P. Mroz

State of Arizona }
 } ss.
County of Maricopa }
 } PINAL

The foregoing instrument was acknowledged before me this 2nd day of August, 2019, by Kenneth S. Mroz and Violet P. Mroz.

Barbara Shepherd
NOTARY PUBLIC
My commission expires: 4/30/21



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103-20-1070
 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:

Bel Agave Development, LLC, an Arizona limited liability company
P.O. Box 18571
Fountain Hills, AZ 85269

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

Kenneth S. Mroz and Violet P. Mroz
3301 S. Goldfield Road Lot 6050
Apache Junction, AZ 85119

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

4. ADDRESS OF PROPERTY:

1868 S. Savana Road
Apache Junction, AZ 85119

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

Kenneth S. Mroz and Violet P. Mroz
1868 S. Savana Road
Apache Junction, AZ 85119

(b) Next tax payment due Oct 1, 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. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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 definitions 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-066295
 RECORD DATE 08/14/2019

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: \$ 219,949.00

11. DATE OF SALE (Numeric Digits): 1 / 2019
 Month / Year

12. DOWN PAYMENT \$ 75,948.00

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

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):
Pioneer Title Agency, Inc.
22719 S. Ellsworth Rd., Building C2, Suite 103, Queen Creek, AZ 85142
 Phone: (480) 987-2150

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 14 day of Aug 2019
 Notary Public [Signature]
 Notary Expiration Date 10/5/20

Signature of Buyer / Agent [Signature]
 State of ARIZONA, County of PINAL
 Subscribed and sworn to before me on this 2 day of August 2019
 Notary Public [Signature]
 Notary Expiration Date 4/30/21

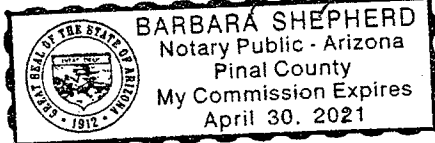
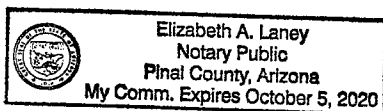


EXHIBIT "A"
Legal Description

Lot 69, of BEL AGAVE SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029731.

HomeLife