



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/01/2019 1506
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-082932

REQUESTED BY/RETURN TO:

BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:

SRMZ 4 ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Ste 200
Austin, TX 78746

PARCEL ID:

See attached Schedule "A"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For TEN DOLLARS AND 00/100 CENTS (\$10.00) and other good and valuable consideration, **MUPR 3 ASSETS, LLC**, whose address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), does hereby convey to **SRMZ 4 ASSET COMPANY 1, LLC**, whose address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee"), the following described property situated in the County of Pinal, State of Arizona, together with all rights and privileges appurtenant thereto, to-wit:

[See attached Schedule "A" - Legal Description(s)]

SUBJECT to all matters that would be disclosed by an accurate survey of the Property; the rights of tenants in possession under leases, whether recorded or unrecorded; zoning ordinances and other governmental restrictions affecting the use of the Property; and those Permitted Exception(s) noted on Schedule "B" attached hereto.

GRANTOR hereby binds itself and its successors to warrant and defend the title against all claims whatsoever, subject to the matters set forth hereinabove.

[Signature Page Follows]

WITNESS my hand this 27 day of September, 2019.

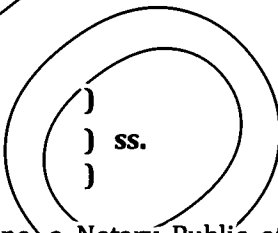
GRANTOR:

MUPR 3 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: *[Signature]*
Karen McConnell
Its: **Closing Manager**

STATE OF TEXAS

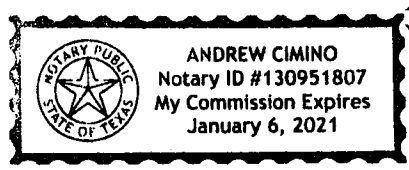


COUNTY OF TRAVIS

ACKNOWLEDGMENT

I, Andrew Cimino, a Notary Public of Travis County, State of Texas, certify that Karen McConnell personally came before me this day and acknowledged that she is the Closing Manager of Main Street Renewal, the Authorized Signor for MUPR 3 ASSETS, LLC, and that she, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this the 27 day of September, 2019.



[Signature]
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

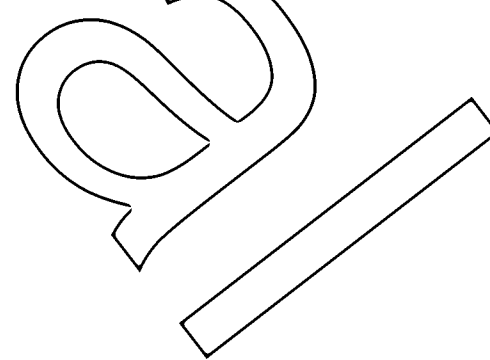
NOTARY PUBLIC in and for the
State and County aforesaid.

01/06/2021
My Commission Expires

130951807

Prepared by:

Bradley Cianni c/o BCHH, Inc.
181 Montour Run Road, Coraopolis, PA 15108



Schedule "A"
Legal Description(s)

TRACT 1:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Pinal and State of Arizona, and being more particularly described as follows, to-wit:

Lot 60 of CIRCLE CROSS RANCH, PARCEL 17, according to Cabinet G, Slide 2, and Affidavit of Correction recorded at Instrument No. 2006-64960, records of Pinal County, Arizona.

COMMONLY KNOWN AS: 1350 W. Angus Rd, San Tan Valley, AZ 85143
PARCEL ID: 210-81-3690
TITLE FILE NO: SRMZ-AZ-106

OFFICIALS

**Schedule "B"
Permitted Exception(s)**

AS TO TRACT 1 (1350 W ANGUS RD, SAN TAN VALLEY, AZ 85143) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 2006-055905, as affected by Affidavit(s) recorded at Instrument No(s). 2006-064960 and 2006-055905, records of Pinal County, Arizona.
- (2) Govenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 2003-0564925, 2003-036634, 2015-066156 and 2017-027436, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

COUNTY OF RECORDATION PINAL
 FEE NO FOR RECORDER'S USE 2019-082932
 RECORD DATE 10/01/2019

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-81-3690
 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) _____

2. SELLER'S NAME AND ADDRESS:
MUPR 3 ASSETS, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

3. (a) BUYER'S NAME AND ADDRESS:
SRMZ 4 ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

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

4. ADDRESS OF PROPERTY:
See attached Schedule "A"

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
SRMZ 4 ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

(b) Next tax payment due 11/01/2019

6. PROPERTY TYPE (for Primary Parce): 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
 d. 2-4 Plex Affixed Not Affixed
 e. Apartment Building 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" 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
 State of Texas County of Travis
 Subscribed and sworn to before me on this 27 day of September, 2019
 Notary Public Andrew Cimino
 Notary Expiration Date 1/6/2021

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: \$ 251,807.54

11. DATE OF SALE (Numeric Digits): 09 / 19
 Month / Year

12. DOWN PAYMENT \$ 0.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from
 b. Barter or trade financial institution:
 c. Assumption of existing loan(s) (1) Conventional
 d. Seller Loan (Carryback) (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:
 \$ 00 AND
 briefly, describe the Personal Property:

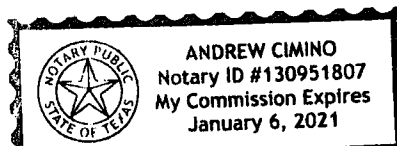
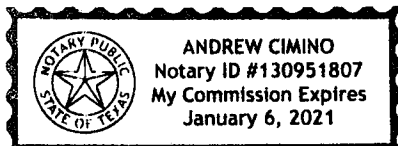
15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
 Briefly describe the partial interest:

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):
BCHH, Inc.
181 Montour Run Road, Coraopolis, PA 15108
(412) 249-8241

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Schedule "A"

Signature of Buyer / Agent
 State of Texas County of Travis
 Subscribed and sworn to before me on this 27 day of September, 2019
 Notary Public Andrew Cimino
 Notary Expiration Date 1/6/2021



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Circle Cross