



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:

Security Title Agency, Inc.

Escrow No.: 61,190767-061-MW3

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

DATCO 5, LLC
TNHA Investments, LLC
8108 E. Naseem Trail
Scottsdale, AZ 85258

DATE/TIME: 10/04/2019 0943
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2019-083897

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Thomas Arthur Minor and Sharon R. Vecsey-Minor, Husband and Wife as community property with right of survivorship

("Grantor") conveys to

DATCO 5, LLC., as to an Undivided 50% interest and TNHA Investments, LLC., as to an Undivided 50% interest, as Tenants in Common

the following real property situated in **Pinal County, ARIZONA:**

Lot 971 of Re-Plat of Shea Homes at Johnson Farms, Neighborhood 4HD, according to the Plat recorded in Recording No. 2015-005297, records of Pinal County, Arizona.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 27, 2019

Grantor(s):

Thomas Arthur Minor

Sharon R. Vecsey-Minor

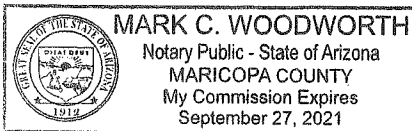
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of AZ
County of maricopa

The foregoing document was acknowledged before me this 1 day of Oct 2019

by Thomas Arthur Minor and Sharon R. Vecsey-Minor

(Seal)



Notary Public

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN TAN VALLEY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 971 of Re-Plat of Shea Homes at Johnson Farms, Neighborhood 4HD, according to the Plat recorded in Recording No. 2015-005297, records of Pinal County, Arizona.

Johnson Farms

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-53-783
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:

Thomas Arthur Minor and Sharon R. Vecsey-Minor
217 Astoria Park Loop
Conway, SC 29526

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

DATCO 5, LLC., an Arizona Limited Liability Company and TNHA
Investments, LLC
8108 E. Naseem Trail
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:

36176 N Desert Tea Dr
San Tan Valley, AZ 85140-5460

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

DATCO 5, LLC., an Arizona Limited Liability Company TNHA
Investments, LLC
8108 E. Naseem Trail
Scottsdale, AZ 85258

(b) Next tax payment due October 1, 2020

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 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.

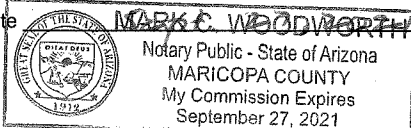
Signature of Seller / Agent

State of AZ, County of maricopa

Subscribed and sworn to before me on this 2 day of Oct 2019

Notary Public Mark C. Woodworth

Notary Expiration Date September 27, 2021



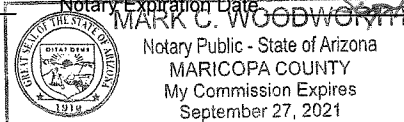
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COUNTY OF RECORDATION PINAL
FEE NO 2019-083897
RECORD DATE 10/04/2019

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: \$ 406,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2019
Month / Year

12. DOWN PAYMENT \$ 406,000.00

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:

\$ 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):

Parties Herein _____

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
Legal Description

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Johnson Farms