



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 10/31/2019 1502

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-092823

RECORDING REQUESTED BY:

First Integrity Title Agency

AND WHEN RECORDED MAIL TO:

Cerberus SFR Holdings III, L.P., a Delaware
limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

ESCROW NO.: 108-1926112-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Quinn T. Kelly, Jr. and Pamela J. Kelly, trustees for the Quinn T. Kelly, Jr. and Pamela J. Kelly Revocable Trust, under agreement dated November 6, 2014, who acquired title as Quinn T. Kelly, Jr. and Pamela Kelly, trustee and their successors in trust, under the revocable trust agreement of Quinn T Kelly, Jr and Pamela J Kelly, Dated November 6, 2014

do/does hereby convey to

Cerberus SFR Holdings III, L.P., a Delaware limited partnership

the following real property situated in Pinal County, State of Arizona:

LOT 100, JOHNSON RANCH UNIT 17, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D SLIDE 128, ALL OF OFFICIAL RECORDS. COMMONLY KNOWN AS 784 EAST MULE TRAIN TRAIL, SAN TAN VALLEY, AZ 85193.

Parcel ID: 210-72-1000

For Informational Purposes Only: 784 E Mule Train Trail, San Tan Valley, AZ 85143

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above:

Escrow No.: 108-1926112-S

Dated: October 29th, 2019

Grantors:

Quinn T. Kelly, Jr. and Pamela J. Kelly Revocable
Trust, under agreement dated November 6, 2014

Quinn T. Kelly Jr.
Quinn T. Kelly, Jr., trustee

Quinn T. Kelly, Jr. and Pamela J. Kelly Revocable
Trust, under agreement dated November 6, 2014

Pamela J. Kelly
Pamela J. Kelly, trustee

STATE OF ARIZONA

COUNTY OF MARICOPA

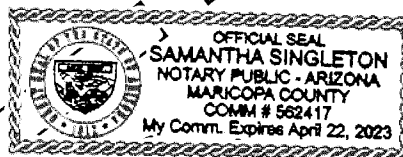
On this 29th day of October, 2019, before me personally
appeared Quinn T. Kelly, Jr., Trustee for the Quinn T Kelly
Jr. and Pamela J Kelly Revocable Trust dated November 6,
2014, whose identity was proven to me on the basis of
satisfactory evidence to be the person who he or she claims to
be, and acknowledged that he or she signed the above/attached
document.

[Signature]
Notary Public

SAMANTHA SINGLETON
Print Name

Witness my hand and official seal.
My Commission Expires: April 22, 2023

FOR NOTARY SEAL OR STAMP



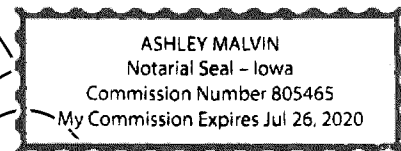
Escrow No.: 108-1926112-S

STATE OF IOWA

COUNTY OF POTTAWATTAMIE

FOR NOTARY SEAL OR STAMP

On this 30TH day of October, 2019, before me personally appeared Pamela J. Kelly, Trustee for the Quinn T. Kelly Jr. and Pamela J Kelly Revocable Trust dated November 6, 2014, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Ashley Malvin
Notary Public

ASHLEY MALVIN
Print Name

Witness my hand and official seal.
My Commission Expires: 7/26/20

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 210-72-1000

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

Quinn T. Kelly, Jr. and Pamela J. Kelly

671 W Vineyard Plains Dr

San Tan Valley, AZ 85143

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

Cerberus SFR Holdings III, L.P., a Delaware limited partnership

1850 Parkway Place, Suite 900

Marietta, GA 30067

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

784 E Mule Train Trail

San Tan Valley, AZ 85143

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

Cerberus SFR Holdings III, L.P., a Delaware limited partnership

1850 Parkway Place, Suite 900

Marietta, GA 30067

(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
- 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

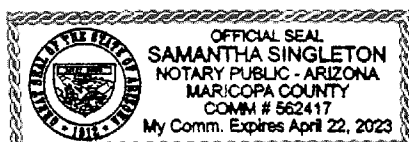
State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 29th day of OCTOBER 20 19

Notary Public

Notary Expiration Date APRIL 22, 2023

DOR FORM 82162 (02/2019)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL
 FEE NO 2019-092823
 RECORD DATE 10/31/2019

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: \$ 242000 00**11. DATE OF SALE (Numeric Digits):** 10 / 2019
Month / Year**12. DOWN PAYMENT** \$ 5000 00**13. METHOD OF FINANCING:**

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
- b. ☐ Barter or trade (1) ☐ Conventional
- c. ☐ Assumption of existing loan(s) (2) ☐ VA
- d. ☐ Seller loan (Carryback) (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):

First Integrity Title Agency

3141 Walnut Street, Suite 101

Denver, CO 80205

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of Colorado County of Denver

Subscribed and sworn to before me on this 31st day of October 20 19

Notary Public

Notary Expiration Date 4/20/2022

David Lopez
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20184017330
 MY COMMISSION EXPIRES 04/20/2022

EXHIBIT "A"

LOT 100, JOHNSON RANCH UNIT 17, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D SLIDE 128, ALL OF OFFICIAL RECORDS. COMMONLY KNOWN AS 784 EAST MULE TRAIN TRAIL, SAN TAN VALLEY, AZ 85193.

Parcel ID: 210-72-1000

Johnson's