



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 01/31/2020 0827  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2020-009072

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**MTSE Holdings 2020002, LLC**  
**PO Box 3408**  
**Logan, UT 84323**

73502261-DIW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 304-28-124

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we, Southfield Properties, LLC, an Arizona Limited Liability Company do/does hereby convey to MTSE Holdings 2020002, LLC, a Utah Limited Liability Company the following real property situated in Maricopa County, Arizona: 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.

The Grantor warrants the title against all persons whomsoever.

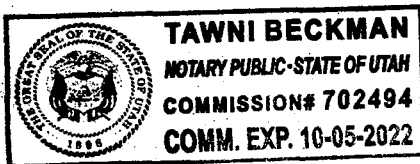
DATED: <sup>1-29, 2020</sup> ~~January 24, 2020~~ *DL*

**Southfield Properties, LLC, an Arizona Limited Liability Company**

*David G. Lindahl, Manager*  
**David G. Lindahl, Manager**

State of <sup>Utah</sup> ~~California~~ }  
County of <sup>Wasatch</sup> ~~Wasatch~~ } ss.

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by David G. Lindahl, Manager of Southfield Properties, LLC.



*Tawni Beckman*  
NOTARY PUBLIC  
My commission expires: 10/05/22

Exhibit A

PARCEL NO. 1:

Lot 107, of RAY RANCH UNIT I, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 561 of Maps, Page 28 and Certificate of Change recorded in Document No. 01-1055160.

PARCEL NO. 2:

Lot 168, of FINAL PLAT FOR UNIT ONE AT COPPER BASIN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 55;

EXCEPT all oil, gas, metals and mineral rights and right to other materials as provided by ARS 37-231, together with all geothermal resources as provided by ARS 37-231, as reserved in the Patent from the State of Arizona, recorded in Docket 1435, Page 630 and in Docket 1435, Page 623.

PARCEL NO. 3:

Lot 20, of RAY RANCH UNIT II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 574 of Maps, Page 6.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 304-28-124  
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? 2  
Please list the additional parcels below (attach list if necessary):  
(1) 210-67-1680 (2) 304-28-243  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Southfield Properties, LLC  
575 W. Chandler Blvd., Suite 120  
Chandler, AZ 85225

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

MTSE Holdings 2020002, LLC  
PO Box 3408  
Logan, UT 84323

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

4. ADDRESS OF PROPERTY:

3643 E. Constitution Drive  
Gilbert, AZ 85296

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

Same as #3 above

(b) Next tax payment due October 1, 2020

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
- 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 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 2020-009072  
RECORD DATE 01/31/2020

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: \$ 615,000.00

11. DATE OF SALE (Numeric Digits): 01 / 20  
Month / Year

12. DOWN PAYMENT \$ 615,000.00

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:

\$ 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.  
2500 S. Power Road, Building 1, STE 101, Mesa, AZ 85209  
Phone: (480) 830-9465

18. LEGAL DESCRIPTION (attach copy if necessary):

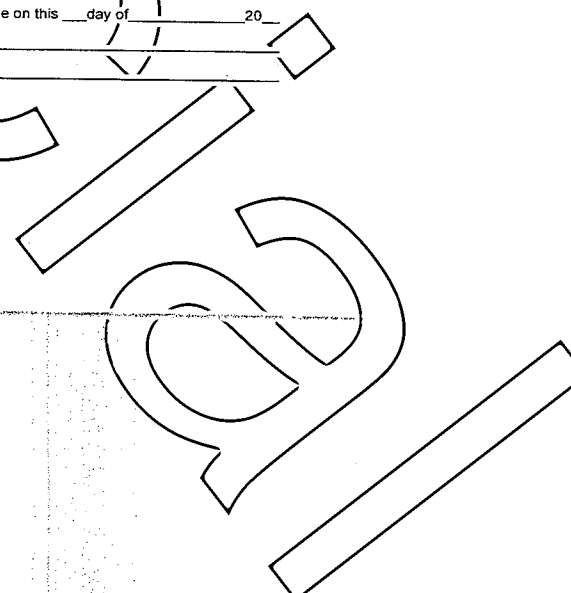
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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]  
Signature of Seller / Agent  
State of Utah County of Wasatch  
Subscribed and sworn to before me on this 29 day of January 2020  
Notary Public JN Beck  
Notary Expiration Date 10/05/22

**SIGNED IN COUNTERPART**  
[Signature]  
Signature of Buyer / Agent  
State of \_\_\_\_\_ County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (02/2019)



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 Affixed  Not Affixed
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**SIGNED IN COUNTERPART**

Signature of Seller / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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: \_\_\_\_\_

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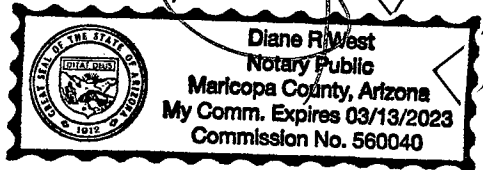
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Signature of Buyer / Agent \_\_\_\_\_  
 State of ARIZONA, County of MARICOPA  
 Subscribed and sworn to before me on this 30 day of JAN 2020  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 7 3 / 13 / 23



**EXHIBIT "A"**  
**Legal Description**

PARCEL NO. 1:

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