



OFFICIAL RECORDS OF  
 PINAL COUNTY RECORDER  
 Virginia Ross  
 Electronically Recorded

DATE/TIME: 02/14/2020 0844  
 FEE: \$30.00  
 PAGES: 2  
 FEE NUMBER: 2020-013619

RECORDING REQUESTED BY  
 Magnus Title Agency

AND WHEN RECORDED MAIL TO:  
 Progress Phoenix, LLC.  
 PO Box 4090

Scottsdale, AZ 85261

ESCROW NO.: 08102278-820-SCN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
 Rosswell F. Olson and Gail Lynn Olson, Husband and Wife  
 do/does hereby convey to  
 Progress Phoenix, LLC., a Delaware Limited Liability Company  
 the following real property situated in Pinal 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. And I or we  
 do warrant the title against all persons whomsoever, subject to the matters set-forth above.

Dated February 11, 2020

**SELLERS:**

*Rosswell F. Olson*  
 Rosswell F. Olson

*Gail Lynn Olson*  
 Gail Lynn Olson

State of Arizona } ss:  
 County of Maricopa

On February 11, 2020, before me,  
 The Undersigned \_\_\_\_\_,

a Notary Public in and for said County and State, personally  
 appeared Rosswell F. Olson and Gail Lynn Olson  
 personally known to me (or proved to me on the basis of  
 satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and acknowledged to me that  
 he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the  
 instrument the person(s), or the entity upon behalf of which the  
 person(s) acted, executed the instrument.

WITNESS my hand and official seal  
 Signature *Rudie Lugo*

FOR NOTARY SEAL OR STAMP

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

Lot 18, FINAL PLAT OF JOHNSON RANCH UNIT 29 according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Cabinet E, Slide 23 and thereafter affidavit of correction recorded in Fee No. 06-075272.

Johnson Ranch, Inc.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-70-557  
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:

Rosswell F. Olson  
28606 N. Posse Rd.  
San Tan Valley, AZ 85143

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

Progress Phoenix, LLC.  
PO Box 4090  
Scottsdale, AZ 85261

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

4. ADDRESS OF PROPERTY:

28606 N. Posse Rd.  
San Tan Valley, AZ 85143

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

Progress Phoenix, LLC.  
PO Box 4090  
Scottsdale, AZ 85261

(b) Next tax payment due April 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2020-013619  
RECORD DATE 02/14/2020

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: \$ 220,000.00

11. DATE OF SALE (Numeric Digits): 1 / 2020  
Month / Year

12. DOWN PAYMENT \$ 220,000.00

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:  
\$ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

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

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):

Magnus Title Agency LLC /  
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012  
(602) 792-7310


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.

Rosswell F. Olson  
Signature of Seller / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 11 day of February 2020  
Notary Public Rudie Lugo  
Notary Expiration Date 3-28-2021

[Signature]  
Signature of Buyer / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 13<sup>th</sup> day of Feb 2020  
Notary Public [Signature]  
Notary Expiration Date 10-14-2021

 **RUDIE LUGO**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
March 28, 2021

 **LINDA R. GRABNER**  
Notary Public - Arizona  
Pinal County  
Expires 10/14/2021

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Johnson's