



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/21/2020 1453
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2020-016164

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO:
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER NO.: 11436009335
A.P.N.: 109-26-2180

Special Warranty Deed

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

SPH Property Two, LLC, a Delaware limited liability company

does hereby convey to

Sean Patrick Annis, unmarried and Cynthia Ann Dickson, married, as joint tenants
with right of survivorship

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO all current taxes and assessments, reservations in patents, easements,
rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations,
liabilities and other matters as may appear of record; all matters that would be
disclosed by an accurate ALTA/ACSM survey or physical inspection of the
Property; and the applicable zoning and use regulations of any municipality,
county, state or the United States affecting the Property.

AND Grantor hereby binds Grantor and Grantor's successors to warrant and defend
the title to the Property as against all acts of Grantor and none other, subject to the
matters set forth above.

Dated: 02/20/2020

Grantor(s):

SPH Property Two, LLC, a Delaware limited liability company

By: Heather Labrado

Name: Heather Labrado

State of ARIZONA } ss

County of MARICOPA

The foregoing instrument was acknowledged before me this day of 2/20/2020 by Heather Labrado of SPH Property Two, LLC, a Delaware LLC, on behalf of the corporation.



[Signature]
Notary Public

My commission will expire 11/26/2023

Exhibit A

The Following real property situated in Pinal County, State of Arizona:

Lot 218, of Wayne Ranch according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 38.

Parcel ID No.-109-26-2180

Street address for information only: 1533 E. Magnum Rd., San Tan Valley,
AZ 85140

ESCROW NO.: 114360009335

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Sean Patrick Annis and Cynthia Ann Dickson each being first duly sworn upon oath, deposes and says:

THAT I am one of the Grantees named in the deed attached to this Acceptance dated 2-20-2020, and executed by SPH Property Two, LLC, a Delaware limited liability company, as Grantor(s), to Sean Patrick Annis and Cynthia Ann Dickson as Grantees, and which conveys the real property described within said deed to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated:

GRANTEES:

Sean Patrick Annis

Sean Patrick Annis

Cynthia Ann Dickson

Cynthia Ann Dickson

State of Arizona } ss
County of Maricopa

Dickson

The foregoing instrument was acknowledged before me this 20th day of February, 2020 by Sean Patrick Annis and Cynthia Ann Dickson

Ernestine Nathan

Notary Public

My commission will expire 10-28-22



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 26 - 218 - 0
 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:

SPH Property TWO LLC
4343 N Scottsdale Suite 390
Scottsdale, AZ 85251

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

Sean P Annis
1533 E Magnum Rd
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

1533 E Magnum Rd
San Tan Valley, AZ 85140

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

Sean P Annis
1533 E Magnum Rd
San Tan Valley, AZ 85140

(b) Next tax payment due 03/01/20

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
 Affixed Not Affixed
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-016164
 RECORD DATE 02/21/2020

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: \$ 298,900 00

11. DATE OF SALE (Numeric Digits): 02/20
 Month / Year

12. DOWN PAYMENT \$ 0 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:

\$ 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):

Spruce Land Services, Southwest
155 W 23rd St FL 10
New York, NY 10011

18. LEGAL DESCRIPTION (attach copy if necessary):

Attached

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 [Signature]

State of TEXAS, County of TARRANT

Subscribed and sworn to before me on this 21 day of FEB 20 20

Notary Public [Signature]

Notary Expiration Date 2/3/22

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent [Signature]

State of ARIZONA, County of MARICOPA

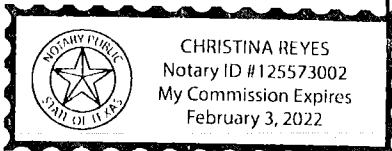
Subscribed and sworn to before me on this 21 day of February 20 20

Notary Public [Signature]

Notary Expiration Date 10-28-22



ERNESTINE NATHAN
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 554975
 Expires October 28, 2022



CHRISTINA REYES
 Notary ID # 125573002
 My Commission Expires
 February 3, 2022

Exhibit A

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