



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/06/2020 1100  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2020-032707

RECORDING REQUESTED BY:  
Title Security Agency, LLC  
AND WHEN RECORDED MAIL TO:  
Trade Investments, LLC  
PO Box 10943  
Casa Grande, AZ 85130

ESCROW NO.: 600-158582-JM  
600-158582-JM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Pinal County Public Fiduciary, Guardian and Conservator for Keith Braker, an Incapacitated Person, Pinal County Case No. GC-200800009**

do/does hereby convey to

**Trade Investments, LLC, an Arizona Limited Liability Company**

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

Lot 83, of EXECUTIVE ESTATES UNIT TWO, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, Arizona, in Book 16 of Maps, Page 55.

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: March 27, 2020

Grantors:

Pinal County Public Fiduciary, Guardian and Conservator  
for Keith Braker, an Incapacitated Person, Pinal County  
Case No. GC-200800009

BY: *Patricia Espinoza*  
Patricia Espinoza  
Its: Authorized Signer

Escrow No.: 600-158582-JM

State of Arizona  
County of Pinal

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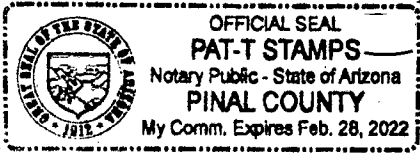
On this 31<sup>st</sup> day of March, 2020 before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared

FOR NOTARY SEAL OR STAMP

Patricia Espinoza, on behalf of Pinal County Public Fiduciary,  
Guardian and Conservator for Keith Braker, an Incapacitated  
Person, Pinal County Case No. GC-200800009  
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.

Notary Public: [Signature]

My Commission Expires: 02-20-22



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 505-43-08308  
 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**

Pinal County Public Fiduciary, Guardian and Conservator for Keith Braker, an Incapacitated Person, Pinal County Case No. GC-200800009  
 PO Box 808  
 Florence 85132

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

Trade Investments, LLC  
 PO Box 10943  
 Casa Grande, AZ 85130

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

**4. ADDRESS OF PROPERTY:**

907 N. Menze St.  
 Casa Grande, AZ 85122

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

Trade Investments, LLC  
 PO Box 10943  
 Casa Grande, AZ 85130

(b) Next tax payment due Oct 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 FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me on this 30 day of March 2020  
 Notary Public Keith Braker  
 Notary Expiration Date 2/13/2022

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-032707  
 RECORD DATE 04/06/2020

- 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:** \$ 100500 00

**11. DATE OF SALE (Numeric Digits):** 02 / 2020  
 Month / Year

**12. DOWN PAYMENT** \$ 100500 00

- 13. METHOD OF FINANCING:**  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
 b.  Barter or trade (2)  VA  
 c.  Assumption of existing loan(s) (3)  FHA  
 d.  Seller loan (Carryback) 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:** \_\_\_\_\_

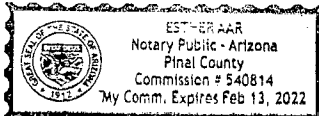
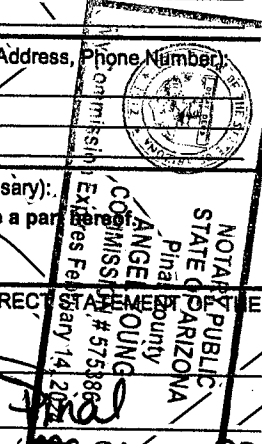
**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (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)**  
 Title Security Agency, LLC  
 421 E. Cottonwood Lane  
 Casa Grande, AZ 85122

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
 See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ, County of Pinal  
 Subscribed and sworn to before me on this 31 day of March 2020  
 Notary Public Keith Braker  
 Notary Expiration Date 01/14/24



**EXHIBIT "A"**

Lot 83, of EXECUTIVE ESTATES UNIT TWO, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, Arizona, in Book 16 of Maps, Page 55.

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