



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/10/2020 1628  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2020-034612

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED MAIL TO:  
TMF PROPERTIES, LLC  
3048 E. BASELINE RD. #108  
MESA, AZ 85204

ESCROW NO. 20-02-162815PE

2/6

## Warranty Deed

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

BROOKE L. TARTAGLIA and JOSEPH C. TARTAGLIA, wife and husband as Community Property with full Right of Survivorship as GRANTOR(s)

do/does hereby convey to

TMF PROPERTIES, LLC, a Delaware Limited Liability Company  
as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

**SEE ATTACHMENT "A"**

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 the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 06, 2020

Warranty Deed

Escrow No. 20-02-162815PE  
APN #: 504-17-0330; 407-12-9530 ;205-03-3250; & 500-12-004L

Grantor(s):

*Brooke L. Tartaglia*  
BROOKE L. TARTAGLIA

SIGNED IN COUNTERPART

State of CALIFORNIA

}

} SS:

County of

}

On \_\_\_\_\_, before me the undersigned Notary Public, personally appeared BROOKE L. TARTAGLIA, 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 \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

See attached loose  
leaf Certificate *ly*

*Q&S*

Warranty Deed

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 4/7/2020 before me, K. Delano, Notary Public  
(insert name and title of the officer)

personally appeared Brooke L. Tartaglia

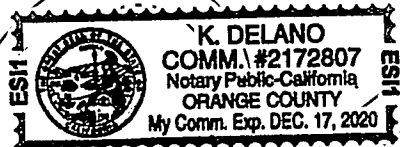
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. Delano

(Seal)



Comm. Exp. 12/17/2020

Warranty Deed

Escrow No. 20-02-162815PE

APN #: 504-17-0330; 407-12-9530 ;205-03-3250; & 500-12-004L

Grantor(s):

*Joseph C. Tartaglia*  
JOSEPH C. TARTAGLIA

SIGNED IN COUNTERPART

State of ARIZONA

County of MARICOPA

}  
} SS:

On 4-10-2020, before me the undersigned Notary Public, personally appeared JOSEPH C. TARTAGLIA, 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.

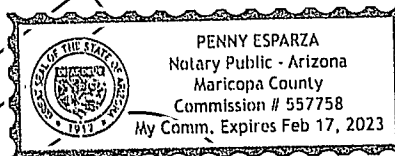
WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*

My Commission Expires:

2-17-23



## Exhibit "A"

Parcel No. 1:

Lot 15, Block 2, of NORTHSIDE SUBDIVISION, being a part of the South half of the Northwest quarter of the Northeast quarter of Section 19, Township 6 South, Range 6 East, Gila and Salt River Base and Meridian, a subdivision of Pinal County, Arizona, according to the plat of record in the Office of the County Recorder in Book 7 of Maps, page 4.

APN: 504-17-0330

Parcel No. 2:

Lot 11, ARIZONA CITY UNIT TWELVE-B, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, page 11.

APN: 407-12-9530

Parcel No. 3:

Lot 3, Block 22, of NORTH COOLIDGE ADDITION TO COOLIDGE, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, page 34.

APN: 205-03-3250

Parcel No. 4:

A portion of the Government Lots 11 and 12 of Section 1, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

COMMENCING at the East quarter corner of Section 1, from which the West quarter corner of Section 1 bears North 89°53'37" West a distance of 10,540.19 and from which a 1.5" pipe marking the West quarter corner of Section 6, Township 7 South, Range 5 East bears North 00°26'12" West a distance of 1628.71 feet;

THENCE North 89°53'37" West along the North boundary of the South half of Section 1 a distance of 3763.07 feet to a point on the North boundary of Government Lot 12;

THENCE South 00°20'06" West a distance of 444.77 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northeast corner of Parcel "D" and the POINT OF BEGINNING;

THENCE South 00°20'06" West a distance of 146.00 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Southeast corner of Parcel "D";

THENCE North 89°54'05" West parallel to and 730.00 feet North of the South boundaries of Government Lots 11 and 12 a distance of 373.20 feet to a SET nail (monumented 30.00 feet East by a SET 5/8" rebar with aluminum cap RLS #37512) marking the Southwest corner of Parcel "D";

THENCE North 00°19'07" East a distance of 146.00 feet to a SET nail (monumented 30.00 feet East by a SET 5/8" rebar with aluminum cap RLS #37512) marking the Northwest corner of Parcel "D";

THENCE South 89°54'05" East parallel to and 876.00 feet North of the South boundaries of Government Lots 11 and 12 a distance of 373.24 feet to SET 5/8" rebar with aluminum cap RLS #37512 marking the Northeast corner of Parcel "D" and the POINT OF BEGINNING.

APN: 500-12-004L

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
Primary Parcel: 504 - 17 - 0330 -  
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? 3  
Please list the additional parcels below (no more than four):  
1. 407-12-9530 3. 205-03-3250 2. 500-12-004L 4.

**FOR RECORDER'S USE ONLY**  
  
COUNTY OF RECORDATION PINAL  
FEE NO 2020-034612  
RECORD DATE 04/10/2020

2. Sellers Name and Address  
BROOKE L. TARTAGLIA and JOSEPH C. TARTAGLIA  
719 E Palomino Drive  
GILBERT AZ 85296

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:

3. (a) Buyers Name and Address  
TMF PROPERTIES, LLC  
3048 E. BASELINE RD. #108  
MESA AZ 85204  
(b) Are the Buyer and Seller related? Yes  No   
If yes state relationship

10. SALES PRICE \$136,000.00  
11. DATE OF SALE (Numeric Digits): 03 / 20  
12. DOWN PAYMENT \$96,000.00

4. ADDRESS OF PROPERTY:  
MULTIPLE See Exhibit "A" attached

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)  FHA (3)  VA  
f.  Other financing; Specify: HARD MONEY LENDER AND PRIVATE FINANCING

5. (a) MAIL TAX BILL TO:  
TMF PROPERTIES, LLC  
3048 E. BASELINE RD. #108  
MESA, AZ 85204  
(b) Next tax payment due OCTOBER 2020

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% or more? Yes  No   
(b) If Yes, provide the dollar amount of the Personal Property:  
\$  
briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land: f.  Commercial/Industrial:  
b.  SFR: g.  Agricultural:  
c.  Condo or Townhouse: h.  Mobile or Manufactured Home:  
d.  2-4 Plex:  Affixed  Not Affixed  
e.  Apartment Building: i.  Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:  
NONE

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:  
 To be used as a primary residence.  
 To be rented to someone other than a "qualified family member."  
 Owner occupied not a primary residence.  
See reverse side for definition of a "primary residence, secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Driggs Title Agency, Inc - 602-589-5300  
4500 S. Lakeshore Dr. Tempe, AZ 85282

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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

[Signature]  
Signature of Buyer/Agent

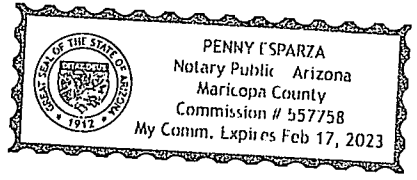
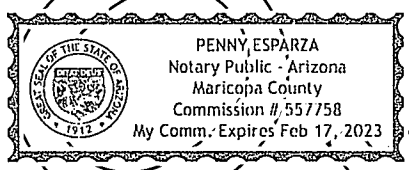
State of AZ County Of Maricopa State of AZ County Of Maricopa

Subscribed and sworn to before me this 10 day of Apr 2020 Subscribed and sworn to before me this 10 day of Apr 2020

Notary Public [Signature] Notary Public [Signature]

Notary Expiration Date 2-17-23 Notary Expiration Date 2-17-23

DOR FORM 82162 (04/2014)



*Large diagonal watermark text: 'Penny Esparza' is visible across the bottom right portion of the page.*

## Legal Description

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APN: 504-17-0330

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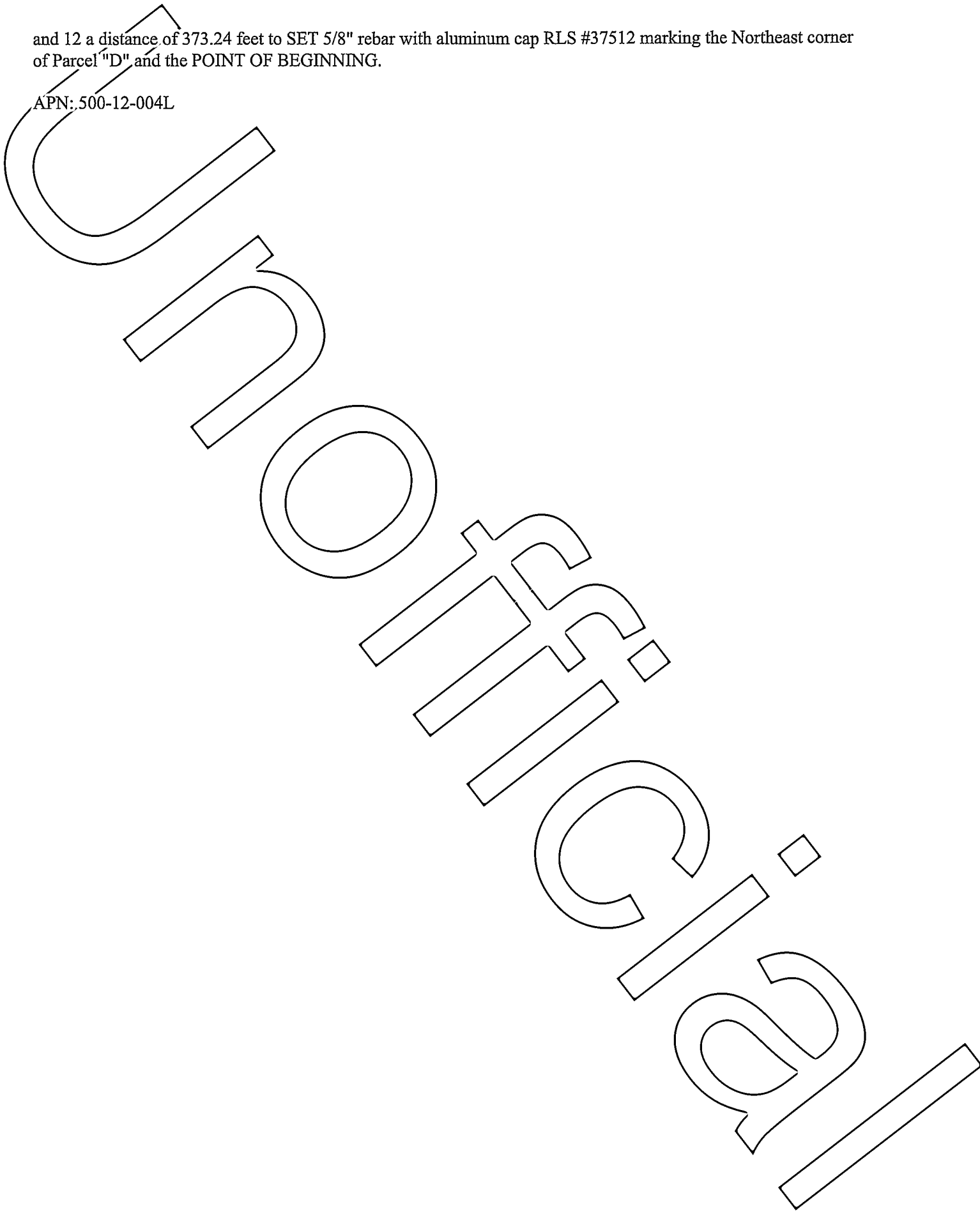


Exhibit "A"

725 W. Ocotillo Street, Casa Grande, Arizona 85122

11030 W. Sacate Drive, Arizona City, Arizona 85123

325 W. Hess Avenue, Coolidge, Arizona 85128

3751 S. Persico Road, Casa Grande, Arizona 85122

PROFESSOR