

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 76191494-076-LSA

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Melanie Rizzo
PO Box 3132
Arizona City, AZ 85123

DATE/TIME: 04/30/2020 1314
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2020-040869

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

AZ Maximum Homes, LLC, an Arizona limited liability company

("Grantor") conveys to

Melanie Rizzo, A Single Woman *an unmarried woman*

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.

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

Dated: April 10, 2020

Grantor(s):

AZ Maximum Homes, LLC, an Arizona limited liability company

By: The Jerry Lee Morrison and Diane Marie Morrison, Trust Agreement dated 4/14/95, Member

Jerry Lee Morrison Trustee
By Jerry Lee Morrison, Trustee

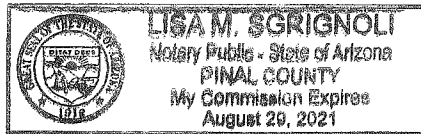
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 10 day of April 2020

by Jerry Lee Morrison, Trustee for AZ Maximum Homes, LLC, an Arizona limited liability company

(Seal)



Lisa M. Sgrignoli
Notary Public

My commission expires 8/29/21

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED ARIZONA CITY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 847 of Arizona City Unit Fourteen, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 17 of Maps, Page 22.

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511-62-410
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:

AZ Maximum Homes, LLC, an Arizona limited liability company
2402 W Harrison St
Chandler, AZ 85224

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

Melanie Rizzo
PO Box 3132
Arizona City, AZ 85123

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

4. ADDRESS OF PROPERTY:

11803 W Madero Dr
Arizona City, AZ 85123

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

Melanie Rizzo
H S Alvarez

(b) Next tax payment due 10/1/22

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.

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 _____
State of _____ County of _____
Subscribed and sworn to before me on this _____ day of _____ 2020
Notary Public _____
Notary Expiration Date _____

COUNTY OF RECORDATION PINAL
FEE NO FOR RECORDER'S USE ONLY 2020-040869
RECORD DATE 04/30/2020

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: \$ 175,000.00

11. DATE OF SALE (Numeric Digits): 11 / 2019
Month / Year

12. DOWN PAYMENT \$ 15,000

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
c. Assumption of existing loan(s) f. Other financing; Specify: _____
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: \$ 1,100 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):
Buyer / _____
Same as # 13

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me on this _____ day of April 2020
Notary Public _____
Notary Expiration Date March 7, 2024

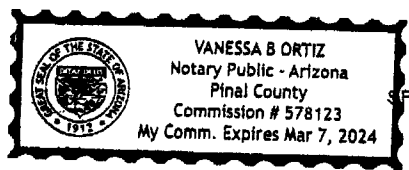
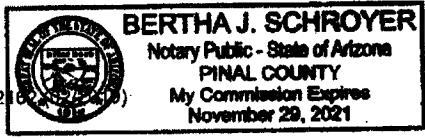


EXHIBIT "A"
Legal Description

Lot 847 of Arizona City Unit Fourteen, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 17 of Maps, Page 22.

ARIZONA
AFFIDAVIT