



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

at the request of Pioneer Title Agency, Inc.

When recorded mail to

Craig Lee Clark Jr.

77300409-LIL

DATE/TIME: 06/23/2020 1547

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2020-059844

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 100-35-1700

SPECIAL WARRANTY DEED

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

Stage Coach Development LLC, an Arizona limited liability company

hereafter called the Grantor, hereby conveys to

Craig Lee Clark Jr., A Single Man, and Jamie Fares, A Married Woman, as Sole and Separate Property, both as Joint Tenants with Rights of Survivorship

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

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 the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED May 6, 2020

**Stage Coach Development LLC, an Arizona
limited liability company
By: DBK MGT, Inc., an Arizona Corporation,
as Manager**

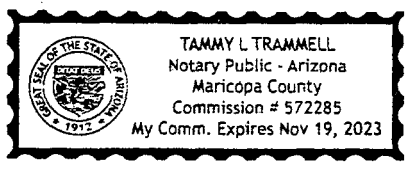
[Signature]

Daniel J. Kauffman, President

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 23rd day of June, 2020 by Daniel J. Kauffman, President of DBK MGT, Inc. as Manager for Stage Coach Development, LLC., an Arizona limited liability company.

[Signature]
TAMMY L TRAMMELL
NOTARY PUBLIC
My commission expires: 11-19-2023



THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed
Date of Document: 05/06/2020 / Consisting of 3 pages
Parties to Document:
Craig Lee Clark, Jr. and Jaime Fares
Stage Coach Development LLC, an Arizona limited liability company

Exhibit A

Lot 79, of STAGECOACH TRAILS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029477.

STAGECOACH TRAILS

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Deed)

Craig Lee Clark Jr., A Single Man and Jamie Fares, A Married Woman, as Sole and Separate Property, both as Joint Tenants with Rights of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated May 6, 2020 and executed by Stage Coach Development LLC, an Arizona limited liability company, as Grantors, to Craig Lee Clark Jr., A Single Man and Jamie Fares, A Married Woman, as Sole and Separate Property, both as Joint Tenants with Rights of Survivorship, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Community Property with Right of Survivorship, but as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

DATED: June 23, 2020

Craig Lee Clark Jr.

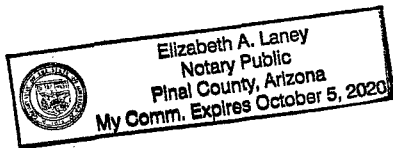
Craig Lee Clark Jr.

Jamie Fares

Jamie Fares

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 23rd day of June, 2020, by Craig Lee Clark Jr. and Jamie Fares.

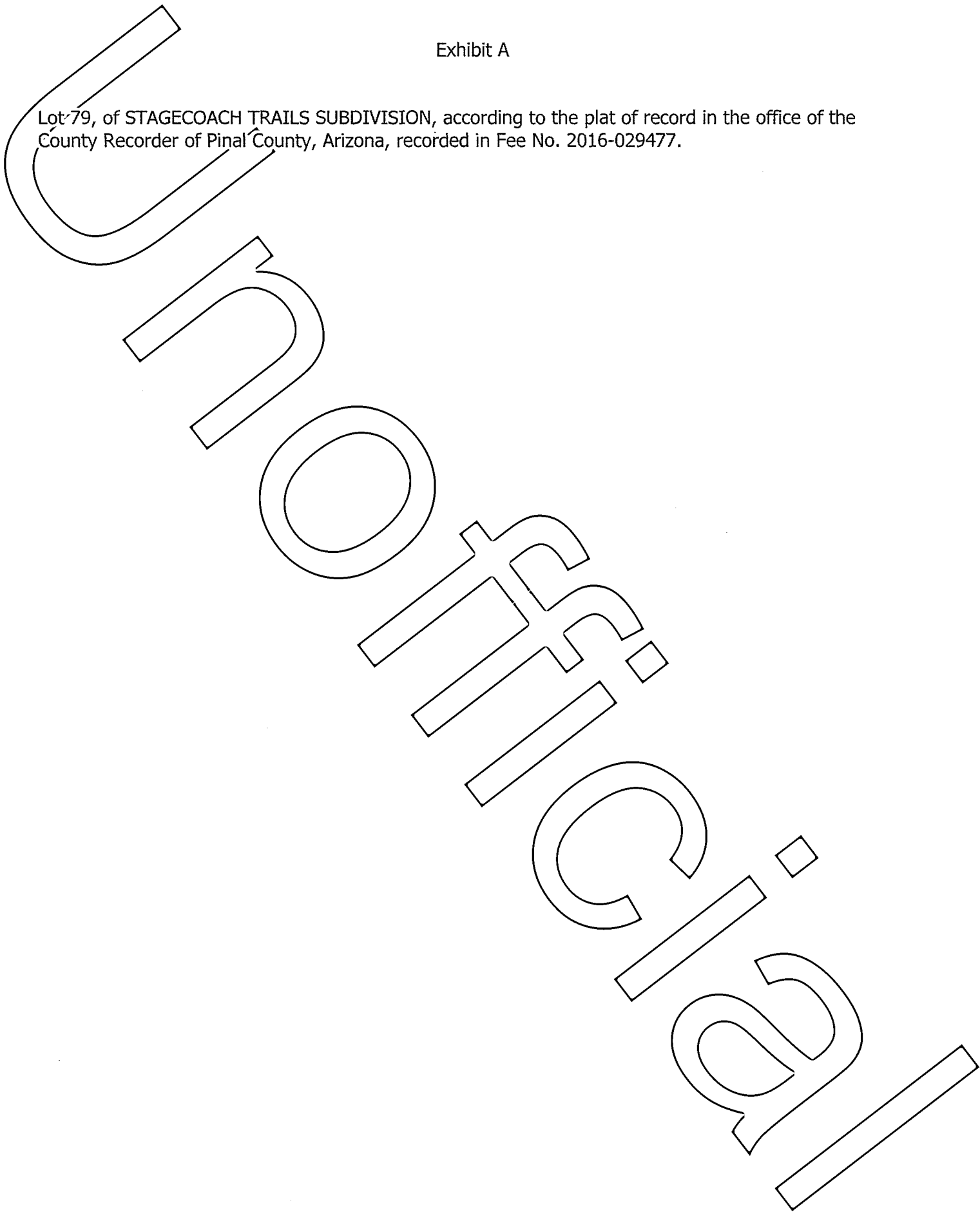


Elizabeth A. Laney

NOTARY PUBLIC
My commission expires: 10/05/2020

Exhibit A

Lot 79, of STAGECOACH TRAILS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029477.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 100-35-1700
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:

Stage Coach Development LLC-an Arizona limited liability company
P.O. Box 18571
Fountain Hills, AZ 85269

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

Craig Lee Clark Jr. and Jamie Fares
11458 E. Rafael Ave.
Mesa, AZ 85212

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

4. ADDRESS OF PROPERTY:

1886 W. Overland St.
Apache Junction, AZ 85120

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

Craig Lee Clark Jr. and Jamie Fares
1886 W Overland St.
Apache Junction AZ 85120

(b) Next tax payment due October 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:

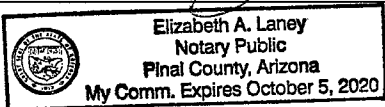
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

See reverse side for definitions 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 AZ, County of Maricopa
Subscribed and sworn to before me on this 22 day of June 2020
Notary Public _____
Notary Expiration Date 10/05/2020



FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2020-059844
RECORD DATE 06/23/2020

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: \$ 262,954.00

11. DATE OF SALE (Numeric Digits): 10 / 2019
Month / Year

12. DOWN PAYMENT \$ 9,203.39

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

Pioneer Title Agency, Inc.
22719 S. Ellsworth Rd., Building C2, Suite 103, Queen Creek, AZ 85142
Phone: (480) 987-2150

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 Maricopa
Subscribed and sworn to before me on this 22 day of June 2020
Notary Public _____
Notary Expiration Date 10/05/2020

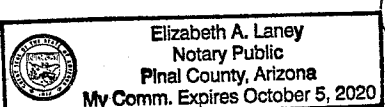


EXHIBIT "A"
Legal Description

Lot 79, of STAGECOACH TRAILS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029477.

STAGECOACH TRAILS