



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 08/28/2020 1438

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-086051

at the request of Pioneer Title Agency, Inc.

When recorded mail to

**Misty R. Grace**

**1941 W Stagecoach Street  
Apache Junction, AZ 85120**

77300876-LIL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 100-35-1340

### 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

Misty R. Grace, An Unmarried Woman

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 August 27, 2020

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

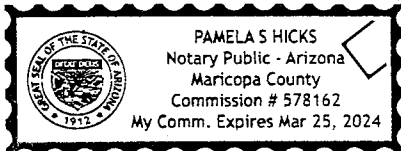
[Signature]  
Daniel J. Kauffman, President

State of Arizona

} ss.

County of Maricopa

The foregoing instrument was acknowledged before me this 28 day of August, 2020, by Daniel J. Kauffman, President of DBK MGT Inc., an Arizona Corporation, as Manager for Stage Coach Development LLC, an Arizona limited liability company.



Pamela S. Hicks

NOTARY PUBLIC

My commission expires: 3-25-2024

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed

Date of Document: 8/27/20 / Consisting of 3 pages

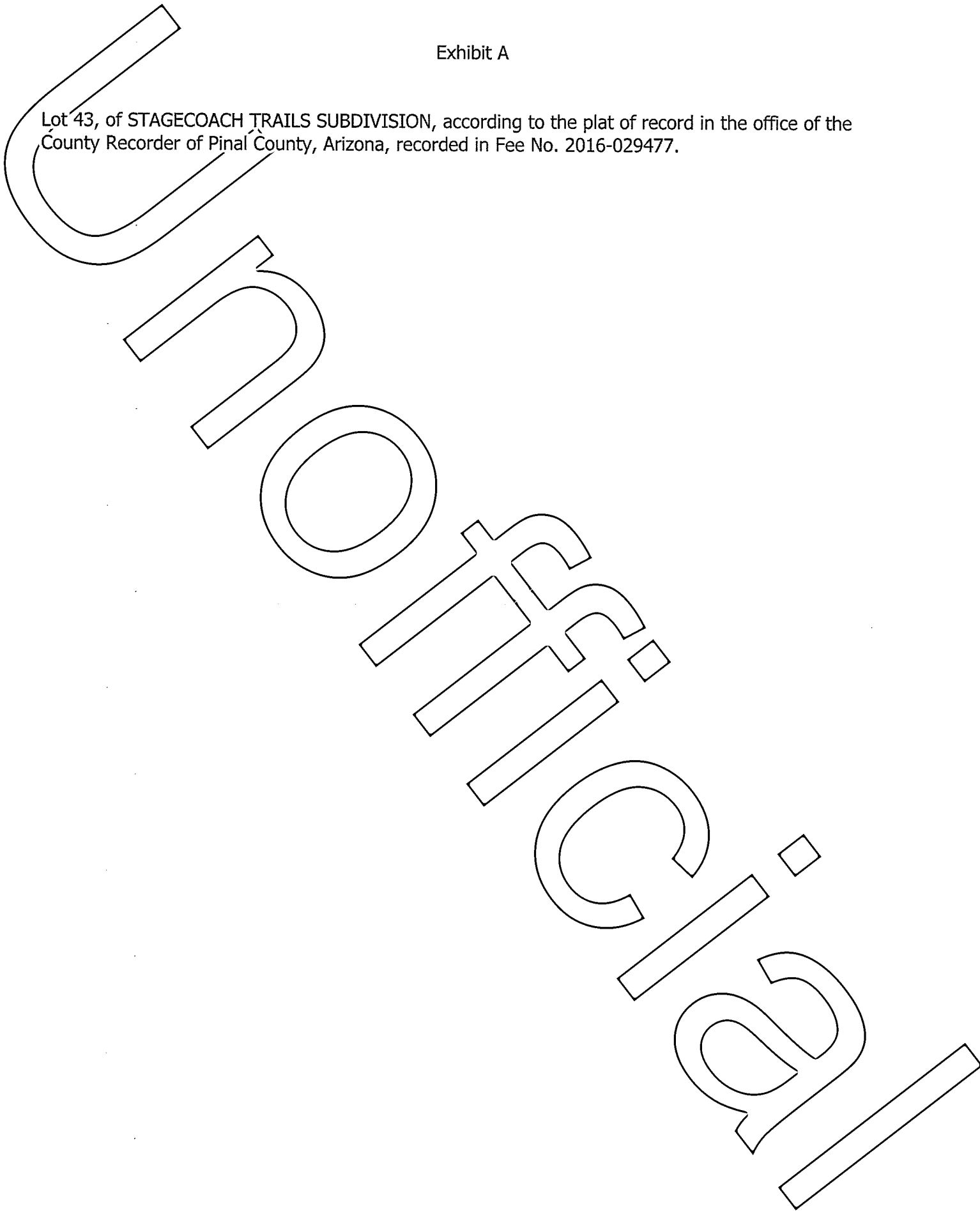
Parties to Document:

Misty R. Grace

Stage Coach Development LLC, an Arizona limited liability company

Exhibit A

Lot 43, 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: 100-35-1340  
 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:

Misty R. Grace  
1145 W. 7th Ave  
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:

1941 W Stagecoach Street  
Apache Junction, AZ 85120

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

Misty R. Grace  
1941 W Stagecoach Street  
Apache Junction, AZ 85120

(b) Next tax payment due April 2021

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 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.

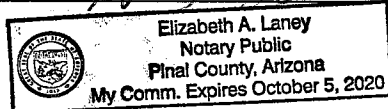
Signature of Seller / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 26 day of August 2020

Notary Public \_\_\_\_\_

Notary Expiration Date 10-5-20



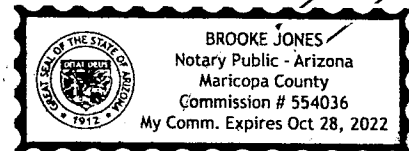
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of August 2020

Notary Public \_\_\_\_\_

Notary Expiration Date 10/28/2022



DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-086051  
 RECORD DATE 08/28/2020

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: \$ 275,000.00

11. DATE OF SALE (Numeric Digits): 07 / 20  
 Month / Year

12. DOWN PAYMENT \$ 55,000.00

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:  
 \$ 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):  
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.**

**EXHIBIT "A"**  
**Legal Description**

Lot 43, 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.