



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/01/2020 1341
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2020-087454

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
MK ROX, LLC
P.O. BOX 11190
CASA GRANDE, AZ 85130

ESCROW NO. 20-07-173738PE

2/3

Warranty Deed

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

GERALD RAY SMITH, JR., a single man and MICHELE LAW, a married woman who took title as Michele Hussey, a single woman, as surviving joint tenants with right of survivorship
as GRANTOR(s)

do/does hereby convey to

MK ROX, LLC, an Arizona Limited Liability Company
as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

Lot 129, of RANCHO GRANDE TWO, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 50, of Official Records.

APN: 505-06-0750

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: August 24, 2020

Warranty Deed

Escrow No. 20-07-173738PE
APN #: 505-06-0750

Grantor(s):

[Handwritten Signature]
GERALD RAY SMITH, JR.

[Handwritten Signature]
MICHELE LAW

State of ARIZONA

County of Pinal

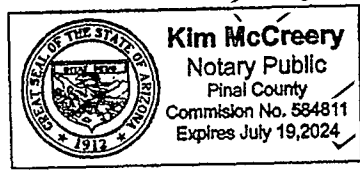
} SS:

On August 27, 2020, before me the undersigned Notary Public, personally appeared GERALD RAY SMITH, JR. and MICHELE LAW, 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: July 19, 2024



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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 505 - 06 - 0750 -
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 (no more than four):
1. 3. 2. 4.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-087454
RECORD DATE 09/01/2020

2. Sellers Name and Address
GERALD RAY SMITH, JR. and MICHELE LAW
2284 N. DIAMONDBACK LANE
COCHISE AZ 85606

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
MK ROX, LLC
PO BOX 11190
CASA GRANDE AZ 85130

10. SALES PRICE \$119,500.00
11. DATE OF SALE (Numeric Digits): 08 / 20
12. DOWN PAYMENT \$23,500.00

(b) Are the Buyer and Seller related? Yes No
If yes state relationship

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

4. ADDRESS OF PROPERTY:
1238 E. BARCELONA AVENUE
CASA GRANDE AZ 85122

5. (a) MAIL TAX BILL TO:
MK ROX, LLC
PO BOX 11190
CASA GRANDE, AZ 85130
(b) Next tax payment due MARCH 2021

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
d. 2-4 Plex: Home: 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 1 day of Sept 2020 Subscribed and sworn to before me this 1 day of Sept 2020

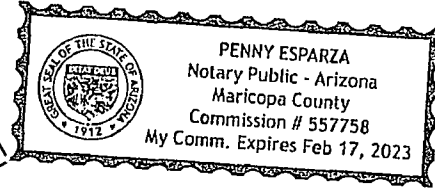
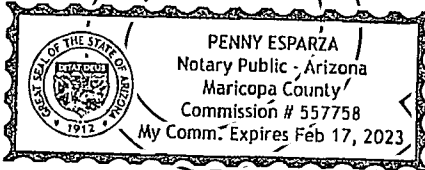
Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date 2-17-23

Notary Expiration Date 2-17-23

DOR FORM 82162 (04/2014)



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Legal Description

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APN: 505-06-0750

