



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 10/30/2020 0954  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2020-111453

RECORDING REQUESTED BY:  
Title Security Agency, LLC  
AND WHEN RECORDED MAIL TO:  
C. Emet Soqui

ESCROW NO: 600-183265-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**C.G. Real Estate Investors, LLLP, an Arizona Limited Liability Limited Partnership**

do/does hereby convey to

**C. Emet Soqui, a married man, as his sole and separate property**

the following real property situated in Pinal County, State of Arizona:

Lots 19 and 20, Block Six (6), of ALTA VISTA ADDITION TO CASA GRANDE, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Maps, Page(s) 35.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: October 21, 2020

Grantors:

**C.G. Real Estate Investors, LLLP, an Arizona Limited Liability Limited Partnership**

BY: 

William H. McLean  
Manager

Escrow No.: 600-183265-TS

State of Arizona

County of Cocconino }ss:

FOR NOTARY SEAL OR STAMP

On this 26 day of October, 2020,  
before me,

The Undersigned  
a Notary Public in and for said County and State, personally  
appeared

William H. McLean, Manager of C.G. Real Estate Investors,  
LLLP, an Arizona Limited Liability Limited Partnership  
personally 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.

Notary Public: Hailey Manning

My Commission Expires: 08/08/2023



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-111453  
 RECORD DATE 10/30/2020

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 505-32-11503  
 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? 1  
 Please list the additional parcels below (attach list if necessary):  
 (1) 505-32-11404 (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS  
C.G. Real Estate Investors, LLLP  
PO Box 11244  
Casa Grande, AZ 85130

3. (a) BUYER'S NAME AND ADDRESS:  
C. Emet Soqui  
2010 E. Melrose St.  
Gilbert, AZ 85297

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

4. ADDRESS OF PROPERTY:  
87 N. Vista Ave and 83 N. Vista Ave.  
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
C. Emet Soqui  
Same as #3  
 (b) Next tax payment due 1st half 2021

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  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or e 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.

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: \$ 30000 00

11. DATE OF SALE (Numeric Digits): 10 / 2020  
 Month / Year

12. DOWN PAYMENT \$ 30000 00

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:  
 \$ 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):  
Title Security Agency, LLC  
421 E. Cottonwood Lane  
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):  
See Exhibit "A" attached hereto and made a part hereof.

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 Pinal  
 Subscribed and sworn to before me on this 29 day of Oct., 2020  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 8/14/24

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ, County of Pinal  
 Subscribed and sworn to before me on this 29 day of Oct., 2020  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 8/14/24

**EXHIBIT "A"**

Lots 19 and 20, Block Six (6), of ALTA VISTA ADDITION TO CASA GRANDE, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Maps, Page(s) 35.

