



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 01/08/2021 0958  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2021-002452

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Progress Phoenix, LLC, a Delaware limited liability  
company  
PO Box 4090  
Scottsdale, AZ 85261

## SPECIAL WARRANTY DEED

File No. 14769-2609917 (MH)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Fremont2 LLC, a limited liability company**, the GRANTOR does hereby convey to

**Progress Phoenix, LLC, a Delaware limited liability company**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

LOT 88, OF JOHNSON RANCH UNIT 22B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 18.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED IN ARIZONA REVISED STATUTES.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements 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 set forth.

DATED: January 04, 2021

Fremont2 LLC

By: 

Name: Justin Anderson  
Title: Managing Member

By: 

Name: Jennifer Anderson  
Title: Member

File No.: 14769-2609917 (MH)  
A.P.N.: 210-70-2750 6

Warranty Deed - continued

STATE OF AZ )  
County of Maricopa )ss.  
)

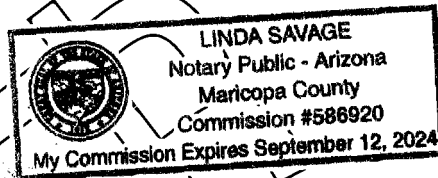
On 5 January, 2021, before me, the undersigned Notary Public, personally appeared **Fremont2 LLC, By Justin Anderson, Managing Member and Jennifer Anderson, Member**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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 is/are the person(s) or the entity, upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

9/12/2024

Linda Savage  
Notary Public



**RECEIVED**

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-70-2750 6  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Fremont2 LLC  
 20373 East Camina Plata  
 Queen Creek, AZ 85142

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

Progress Phoenix, LLC  
 PO Box 4090  
 Scottsdale, AZ 85261

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

110 W Canyon Rock Rd  
 San Tan Valley, AZ 85143

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

Progress Phoenix, LLC  
 PO Box 4090  
 Scottsdale, AZ 85261

(b) Next tax payment due 03/01/21

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.  Agriculture
- 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

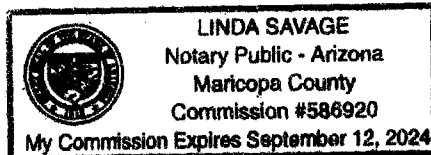
State of Arizona \_\_\_\_\_, County of Pinal

Subscribed and sworn to before me on this 5 day of Jan 20 21

Notary Public Linda Savage

Notary Expiration Date 9/12/2024

DOR FORM 82162 (04/2014)



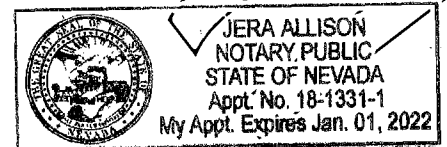
Signature of Buyer / Agent

State of Arizona \_\_\_\_\_, County of Pinal

Subscribed and sworn to before me on this 5th day of Jan 20 21

Notary Public Jera Allison

Notary Expiration Date 1/11/22



FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2021-002452
RECORD DATE	01/08/2021

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: \$ 249,000.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 2 1 Month/Year

12. DOWN PAYMENT \$ 249,000.00 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:

\$ 0.00 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):

Progress Phoenix, LLC  
 PO Box 4090  
 Scottsdale, AZ 85261

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 88, OF JOHNSON RANCH UNIT 22B (CAB E / SLD 18)

**EXHIBIT 'A'**

File No.: **14769-2609917 (MH)**

Property: **110 W Canyon Rock Rd, San Tan Valley, AZ 85143**

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**EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED IN ARIZONA REVISED STATUTES.**

**A.P.N. 210-70-2750 6**

**Official's**