



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/15/2021 1522
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2021-005734

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.
AND WHEN RECORDED MAIL TO:

RANDI NELSON
33022 N KARI ROAD
QUEEN CREEK, AZ 85142

ESCROW NO.: 01952740 - 822 - EMS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Fremont2 LLC, an Arizona limited liability company, who acquired title as Fremont2 LLC, a limited liability company

do/does hereby convey to

Randi Nelson, an unmarried woman

the following real property situated in Pinal County, ARIZONA:

Lot 25, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.

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: January 7, 2021

Grantor(s):

Fremont2 LLC, an Arizona limited liability company

By: Justin Anderson
Its: **Authorized Member**

State of Arizona } ss:
County of _____

On January 13, 2021, before me personally appeared **Fremont2 LLC, an Arizona limited liability company**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



M Wells
Notary Public
Commission Expires: June 16, 2024

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-12-0350
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:

Fremont2 LLC, an Arizona limited liability company
20373 E Camina-Plata
Queen Creek, AZ 85142

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

Randi Nelson
2916 S Vegas
Mesa, AZ 85212

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

4. ADDRESS OF PROPERTY:

33022 N Kari Road
Queen Creek, AZ 85142

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

Randi Nelson
33022 N Kari Road
Queen Creek, AZ 85142

(b) Next tax payment due 10-1-2021

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 definition of a "primary residence, secondary residence" or "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 _____ County of _____
Subscribed and sworn to before me on this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-005734
RECORD DATE 01/15/2021

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: \$ 320,000.00

11. DATE OF SALE (Numeric Digits): 12/2020
Month / Year

12. DOWN PAYMENT \$ 26,960.00

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):
Fremont2 LLC, an Arizona limited liability company
20373 E Camina Plata Queen Creek, AZ 85142
Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Randi Nelson
State of AZ County of MARICOPA
Subscribed and sworn to before me on this 15th day of Jan, 2021
Notary Public Isael Lugo
Notary Expiration Date Aug 6th 2024

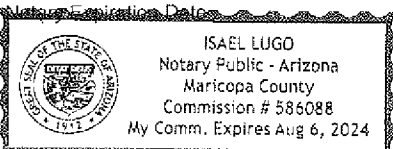


EXHIBIT "A"
Legal Description

Lot 25, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.

San Tan Heights

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-12-0350
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20373 E Camina Plata
Queen Creek, AZ 85142

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

Randi Nelson
2916 S Vegas
Mesa, AZ 85212

(b) Are the Buyer and Seller related? Yes No
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Queen Creek, AZ 85142

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 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 13 day of January 2021
 Notary Public MWells
 Notary Expiration Date June 16, 2024

FOR RECORDER'S USE ONLY

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: \$ 320,000.00

11. DATE OF SALE (Numeric Digits): 12/2020
 Month / Year

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 (1) Conventional
 (2) VA
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 b. Barter or trade f. Other financing; Specify: _____
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20373 E Camina Plata Queen Creek, AZ 85142
 Phone

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

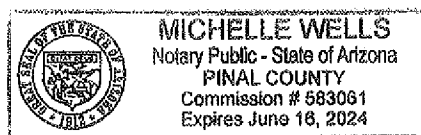


EXHIBIT "A"
Legal Description

Lot 25, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.

WORLDWIDE