



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 02/12/2021 1534
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-017743

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:
Progress Phoenix, LLC.
PO Box 4090

Scottsdale, AZ 85261

ESCROW NO.: **08124001-820-SCN**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Michael Paul Martinson and Tabitha Oliver, Husband and Wife, as Community Property with Right of Survivorship
do/does hereby convey to
Progress Phoenix, LLC., a Delaware Limited Liability Company
the following real property situated in Pinal County, Arizona:

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

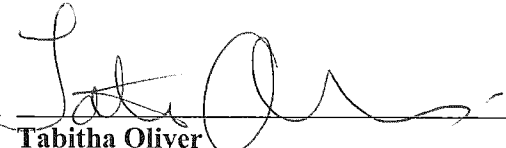
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way,
encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we
do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated February 11, 2021

SELLERS:



Michael Paul Martinson



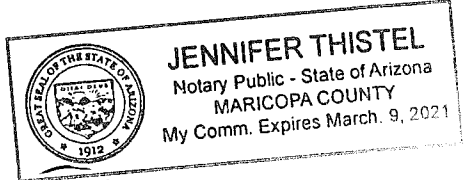
Tabitha Oliver

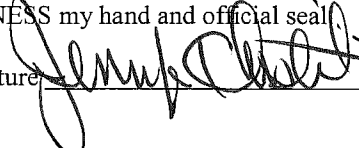
State of ARIZONA
County of Pinal } ss:

On 2/12/21, before me,
The Undersigned _____,

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Michael Paul Martinson and Tabitha Oliver 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
Signature 

Large, faint, diagonal watermark text, possibly reading 'PINAL COUNTY ARIZONA'.

EXHIBIT "A"

Legal Description

Lot 878, of JOHNSON RANCH UNIT 4D and 4F, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 45;

Except all oil, gas, other hydrocarbon substances, helium or other substances of gaseous nature, coal, metal, minerals, fossils fertilizers of every name and description, uranium, thorium or any other material which is or may be determined to peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Arizona revised statutes.

Johnson
of
C/S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-66-878
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:

Michael Paul Martinson
1858 E. Renegade Trail
San Tan Valley, AZ 85143

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:

1858 E. Renegade Trail
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 May 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" 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2021-017743
02/12/2021

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: \$ 255,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2021
Month / Year

12. DOWN PAYMENT \$ 255,000.00

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: \$ _____ AND _____

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: if only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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):
Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

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 _____ County of Maricopa
Subscribed and sworn to before me on this Feb day of 2021
Notary Public Jennifer Thistel
Notary Expiration Date 3/9/21

Signature of Buyer / Agent _____
State of _____ County of Maricopa
Subscribed and sworn to before me on this Feb day of 2021
Notary Public Jennifer Thistel
Notary Expiration Date 3/9/21

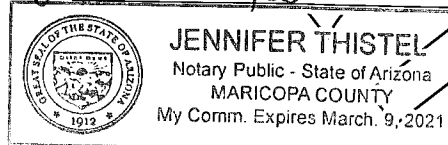
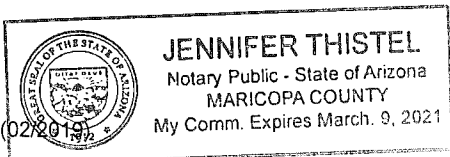


EXHIBIT "A"
Legal Description

Lot 878, of JOHNSON RANCH UNIT 4D and 4F, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 45;

Except all oil, gas, other hydrocarbon substances, helium or other substances of gaseous nature, coal, metal, minerals, fossils fertilizers of every name and description, uranium, thorium or any other material which is or may be determined to peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Arizona revised statutes.

Johnson's