



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/24/2021 1433
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-022583

RECORDING REQUESTED BY
EZ TITLE AGENCY, LLC

AND WHEN RECORDED MAIL TO:
Large Car Investments LLC
35742 N. 32nd Lane

Phoenix, AZ 85086

ESCROW NO.: 08126429-831-CZH

EZ 126429-099-GEV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Phyllis Laveren White, Richard Eugene White and Keyin Clark White, Trustees of The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

do/does hereby convey to

Large Car Investments LLC, An Arizona 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 12, 2021

SELLERS:

The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

Signed in Counterpart

Phyllis Laverne White, Trustee

Richard Eugene White, Trustee

The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

Signed in Counterpart

Kevin Clark White, Trustee

State of _____
County of _____

} ss:

On _____, before me,
The Undersigned _____

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Phyllis Laverne White and Kevin Clark White, Trustees 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 _____

State of New York } ss:
County of New York

On Feb 22nd, 2021, before me,
The Undersigned _____

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Richard Eugene White Trustee 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

KEVIN LOPEZ
Notary Public, State of New York
Registration No. 01106391399
Qualified in New York County
Commission Expires May 6, 2023

SELLERS:

The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

Phyllis Laverne White
Phyllis Laverne White, Trustee

Signed in Counterpart
Richard Eugene White, Trustee

The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009

Kevin Clark White
Kevin Clark White, Trustee

State of _____
County of _____

ss:

On _____, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Phyllis Laverne White and Kevin Clark White, Trustees 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 _____

See following page

State of _____
County of _____

ss:

On _____, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Richard Eugene White Trustee 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 _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On February 15, 2021 before me, Jeff Stittsworth, Notary Public
(insert name and title of the officer)

personally appeared Phyllis Laverne White & Kevin Clark White,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



EXHIBIT "A"

Legal Description

Lot 22, Block B, of TOLTEC/ARIZONA VALLEY UNIT EIGHT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 29.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-10-0640
 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:

Phyllis Laveren White, Richard Eugene White and Kevin Clark White, Trustees of The Walter Charles White and Phyllis Laverne White Joint Living Trust, Dated September 2, 2009
880 Morningside Dr. #M224
Fullerton, CA 92835

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

Large Car Investments LLC
35742 N. 32nd Lane
Phoenix, AZ 85086

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

4. ADDRESS OF PROPERTY:

6535 N. Valley Road #22
Eloy, AZ 85131

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

Large Car Investments LLC
35742 N. 32nd Lane
Phoenix, AZ 85086

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

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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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 2021-022583
 RECORD DATE 02/24/2021

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: \$ 4,500.00

11. DATE OF SALE (Numeric Digits): 2 / 21
 Month / Year

12. DOWN PAYMENT \$ 4500.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

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):

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 Arizona, County of Maricopa
 Subscribed and sworn to before me on this 24 day of February, 2021
 Notary Public [Signature]
 Notary Expiration Date 5.17.2024

Signature of Buyer (Agent) _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 24 day of February, 2021
 Notary Public [Signature]
 Notary Expiration Date 5.17.2024



SONIA YBARRA
 Notary Public - Arizona
 Pinal Co. / #580976
 Expires 05/17/2024



SONIA YBARRA
 Notary Public - Arizona
 Pinal Co. / #580976
 Expires 05/17/2024

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Legal Description

Lot 22, Block B, of TOLTEC/ARIZONA VALLEY UNIT EIGHT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 29.

ARIZONA