



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/04/2021 1335

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-026654

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Real Property Acquisitions, LLC, an Arizona limited
liability company
4856 E. Baseline Road Ste 106
Mesa, AZ 85206

Escrow No.150207EW

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
ABR Investing, LLC, an Arizona limited liability company
do hereby convey to

Real Property Acquisitions, LLC, an Arizona limited liability company

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

**Lot 9, SAGUARO ESTATES, according to the plat of record in the office of the County
Recorder of Pinal County, Arizona, recorded in Cabinet C; Slide 160.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,
easements, and all other matters of record.

Dated March 3, 2021

Warranty Deed

Escrow No. 150207EW

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

Dated: March 3, 2021

ABR Investing, LLC, an Arizona limited liability company

Brandon Miller

Brandon Miller, Manager

Date: 3/3/2021

Amanda Miller

Amanda Miller, Manager

Date: 3/3/2021

STATE OF ARIZONA)
County of MARICOPA)SS.

On MARCH 3, 2021, before me, the undersigned Notary Public, personally appeared **Brandon Miller and Amanda Miller, Managers of ABR Investing, LLC, an Arizona limited liability company**, 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 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.

Dominick P. Occhiato

My Commission Expires: 11-30-21 Notary Public



DOMINICK P. OCCHIATO
Notary Public - Arizona
Maricopa Co. / #592467
Expires 11/30/2024

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 504-72-0090

BOOK MAP PARCEL SPLIT
 LETTER

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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
ABR Investing, LLC, an Arizona limited liability company
15716 N 79th Dr.
Peoria, AZ 85382

3. (a) BUYER'S NAME AND ADDRESS:
Real Property Acquisitions, LLC, an Arizona limited liability company
4856 E. Baseline Road Ste 106
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:
602 W. Saguaro St.
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Real Property Acquisitions, LLC, an Arizona limited liability company
4856 E. Baseline Road Ste 106
Mesa, AZ 85206
 (b) Next tax payment due 10/1/2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input checked="" type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	<input checked="" type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
e. <input type="checkbox"/> Apartment Building	i. <input type="checkbox"/> 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, 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: \$124,500.00

11. DATE OF SALE (Numeric Digits): 03 / 2021
 Month Year

12. DOWN PAYMENT: \$9,500.00

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)
 d. Seller Loan (Carryback) f. Other financing; Specify: Hard Money

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% 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: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
 (a) Did the Sales 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):
Real Property Acquisitions, LLC, an Arizona limited liability company
4856 E. Baseline Road Ste 106
Mesa, AZ 85206

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 9, SAGUARO ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 160.

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 this _____ day of _____
 2021
 Notary Public _____
 Notary Expiration Date 11/30/2024

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this _____ day of _____
 2021
 Notary Public _____
 Notary Expiration Date 11/30/2024

