



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/15/2021 0840
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-030755

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Absolute Remodeling & Construction, Inc
James Brandon Suor
861 W Gila Bend Hwy
Casa Grande, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Chaparral 13, LLC, an Arizona limited liability company

conveys to

Absolute Remodeling & Construction, Inc, an Arizona corporation

the following real property situated in Pinal County, Arizona:

Lots 103 through 112, Inclusive, Lots 114 through 116 inclusive, Chaparral Estates Unit 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 72

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: March 3, 2021

Grantor(s):

Chaparral 13, LLC, an Arizona limited liability company

Brian Matlock, Manager

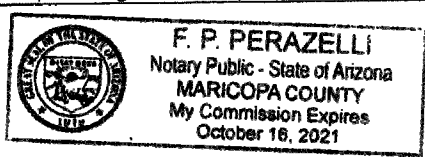
NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona
County of MARICOPA

Acknowledged before me this 11 day of MAR 2021

by Brian Matlock, manager of Chaparral 13, LLC, on behalf of the LLC

(Seal)



Notary Public

EXHIBIT "A"
Legal Description

Lots 103 through 112, Inclusive, Lots 114 through 116 inclusive, Chaparral Estates Unit 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 72

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-60-203
 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? 12

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
 (3) _____ (4) ^

2. SELLER'S NAME AND ADDRESS:

Chaparral 13, LLC
3369 E Queen Creek Rd, Ste 101
Gilbert, AZ 85297

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

Absolute Remodeling & Construction, Inc.
861 W Gila Bend Hwy
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

Multiple Lots
Casa Grande, AZ 85194

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

Same as #3

(b) Next tax payment due 4/1/2021

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.

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 AZ, County of Pinacol
 Subscribed and sworn to before me on this 12 day of March 2021
 Notary Public _____
 Notary Expiration Date 10/13/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-030755
RECORD DATE 03/15/2021

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: \$ 1,326,000.00

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

12. DOWN PAYMENT \$ 0.00

13. METHOD OF FINANCING:

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

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
 State of AZ, County of Pinacol
 Subscribed and sworn to before me on this 11 day of March 2021
 Notary Public _____
 Notary Expiration Date 10/13/2024

