



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Elizabeth South
Trina Holdings
9655 N Valley Farms Rd
Coolidge, AZ 85128

76001640-CSF

DATE/TIME: 04/12/2021 1505
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-045123

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 202-2S7

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
AZ02, L.L.C., an Arizona limited liability company do/does hereby convey to
Elizabeth South, A Widow, as to an undivided 50% interest and Trina Holdings, L.L.C., an Arizona
limited liability company, as to an undivided 50% interest, all as tenants in commom
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.

The Grantor warrants the title against all persons whomsoever.

DATED: April 6, 2021

**AZ02, L.L.C., an Arizona limited liability
company by Dynamic Investment
Advisors, Inc. as Manager**



Leonard Hsu, as Director


**AZ02, L.L.C., an Arizona limited liability
company**



Leonard Hsu, as Manager/Member

State of California }
 } ss.
County of Alameda }

The foregoing instrument was acknowledged before me this 9th day of April, 2021, by
Leonard Hsu as Manager/Member of AZ02, L.L.C., an Arizona limited liability company and as Director
of Dynamic Investment Advisors, Inc.

XSC1

JOHN PFUND
COMM. #2330817
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires July 24, 2024
XSC1

NOTARY PUBLIC
My commission expires: 7/24/2024

Exhibit A

A part of that certain parcel as described in Docket 2003-013011, records of Pinal County, situated in the Northwest quarter of Section 19, Township 5 South, Range 9 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19;

Thence South $00^{\circ} 03' 32''$ East along the West boundary thereof a distance of 1359.48 feet;

Thence North $89^{\circ} 46' 03''$ East a distance of 464.10 feet to the Northwest corner of this described parcel and the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 46' 03''$ East a distance of 431.09 feet;

Thence South $00^{\circ} 09' 51''$ East a distance of 506.00 feet;

Thence South $89^{\circ} 46' 03''$ West a distance of 431.56 feet;

Thence North $00^{\circ} 06' 42''$ West a distance of 506.00 feet to the POINT OF BEGINNING.

ACCEPTANCE OF TENANTS IN COMMON
(Deed)

Elizabeth South, A-Widow, as to an undivided 50% interest and Trina Holdings, L.L.C., an Arizona limited liability company, as to an undivided 50% interest, all as tenants in commom, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated and executed by AZ02, L.L.C., an Arizona limited liability company, as Grantors, to Elizabeth South, A Widow, as to an undivided 50% interest and Trina Holdings, L.L.C., an Arizona limited liability company, as to an undivided 50% interest, all as tenants in commom, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.


to the Grantees named therein, not as Joint Tenants with Right of survivorship, nor as a Community Property estate, and not as Community Property with Right of Survivorship, but as Tenants in Common.

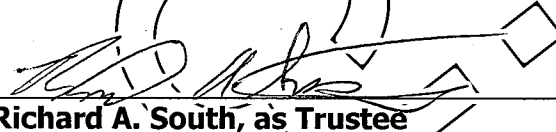
THAT each of us individually and jointly as Grantees here by assert and affirm that is it our intention to accept said conveyance as Tenants in Common and to acquire any interest we may have in said premises under the terms of said Deed as Tenants in Common.

Dated: April 6, 2021

Trina Holdings, L.L.C., an Arizona limited liability company

By: The Richard and Tina South Family Trust dated January 17, 2007


Elizabeth South


Richard A. South, as Trustee

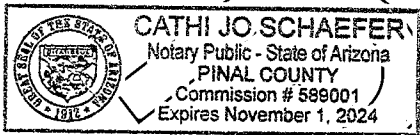
Trina Holdings, L.L.C., an Arizona limited liability company

By: The Richard and Tina South Family Trust dated January 17, 2007


Tina M. South, as Trustee

State of AZ }
County of Pinal } ss.

The foregoing instrument was acknowledged before me this 7th day of April, 2021 by Elizabeth South and Trina Holdings, L.L.C., an Arizona limited liability company.



CJ Schaefer
NOTARY PUBLIC

My commission expires: 11-1-24

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Acceptance of Tenants in Common

Date of Document: April 6, 2021 / Consisting of 3 pages
Parties to Document:
Elizabeth South and Trina Holdings, L.L.C., an Arizona limited liability company

Escrow.com

Exhibit A

A part of that certain parcel as described in Docket 2003-013011, records of Pinal County, situated in the Northwest quarter of Section 19, Township 5 South, Range 9 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 19;

Thence South $00^{\circ} 03' 32''$ East along the West boundary thereof a distance of 1359.48 feet;

Thence North $89^{\circ} 46' 03''$ East a distance of 464.10 feet to the Northwest corner of this described parcel and the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 46' 03''$ East a distance of 431.09 feet;

Thence South $00^{\circ} 09' 51''$ East a distance of 506.00 feet;

Thence South $89^{\circ} 46' 03''$ West a distance of 431.56 feet;

Thence North $00^{\circ} 06' 42''$ West a distance of 506.00 feet to the POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 202-2S7
 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:

AZ02, L.L.C., an Arizona limited liability company
5231 Muirwood Dr
Pleasanton, CA 94588

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

Elizabeth South and Trina Holdings, L.L.C., an Arizona limited liability company
9655 N Valley Farms Rd
Coolidge, AZ 85128

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

4. ADDRESS OF PROPERTY:

Vacant Land
AZ

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

Elizabeth South and Trina Holdings, L.L.C., an Arizona limited liability company
9655 N Valley Farms Rd
Coolidge, AZ 85128

(b) Next tax payment due October 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 definitions 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: [Signature]
 State of CA County of Alameda
 Subscribed and sworn to before me on this 7 day of April 2021
 Notary Public: [Signature]
 Notary Expiration Date: 7/24/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-045123
 RECORD DATE 04/12/2021

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: \$ 70,000.00

11. DATE OF SALE (Numeric Digits): 03 / 21
 Month / Year

12. DOWN PAYMENT \$ 70,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Barter or trade (1) Conventional
 (2) VA
 c. Assumption of existing loan(s) (3) FHA
 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: 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):
Pioneer Title Agency, Inc.
208 N Main St, P.O. Box 2607, Florence, AZ 85132
 Phone: (520) 868-9611

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

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

DOR FORM 82162 (02/2019)  XSC1

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 202-27-004S
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:

AZ02, L.L.C., an Arizona limited liability company
5231 Muirwood Dr
Pleasanton, CA 94588

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

Elizabeth South and Trina Holdings, L.L.C., an Arizona limited liability company
9655 N Valley Farms Rd
Coolidge, AZ 85128

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

4. ADDRESS OF PROPERTY:

Vacant Land
AZ

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

Elizabeth South and Trina Holdings, L.L.C., an Arizona limited liability company
9655 N Valley Farms Rd
Coolidge, AZ 85128

(b) Next tax payment due October 2021

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
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- e. Apartment Building
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 Affixed Not Affixed
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- c. To be used as a non-primary or secondary residence.

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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 _____

Signed in Counterpart

FOR RECORDER'S USE ONLY

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: \$ 70,000.00

11. DATE OF SALE (Numeric Digits): 04 / 21
Month / Year

12. DOWN PAYMENT \$ 70000.00

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: _____

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\$ _____ 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

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Phone: (520) 868-9611

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

Signature of Buyer / Agent [Signature] 04-27
State of AZ, County of Pinal
Subscribed and sworn to before me on this 7th day of April, 2021
Notary Public [Signature]
Notary Expiration Date 11-1-24

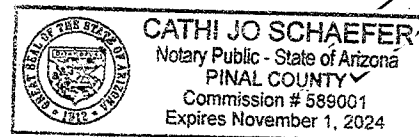


EXHIBIT "A"
Legal Description

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