



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 04/20/2021 1243

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-048783

RECORDING REQUESTED BY
Magnus Title Agency

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

Scottsdale, AZ 85261

ESCROW-NO.: **08130304-820-SCN**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

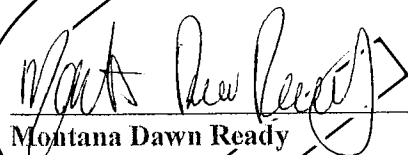
For the consideration of Ten Dollars, and other valuable considerations, I or we,
Montana Dawn Ready and Bryan C. Ready, Wife and Husband
do/does hereby convey to
Progress Phoenix, LLC., a Delaware Limited Liability Company
the following real property situated in Pinal County, Arizona:

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 April 14, 2021

SELLERS:


Montana Dawn Ready

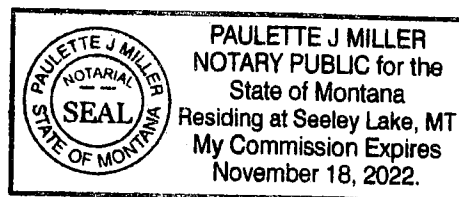

Bryan C. Ready

State of Montana
County of Missoula } ss:

On April 15, 2021, before me,
The Undersigned _____,

a Notary Public in and for said County and State, personally appeared Montana Dawn Ready and Bryan C. Ready 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature Paulette J. Miller

EXHIBIT "A"

Legal Description

Lot 108, of The Village at Copper Basin Unit 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F-Slide 53 and Affidavit of Change recorded in Document No 2007-010900, of Official Records

Copper Basin

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-73-687
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:

Montana Dawn Ready
132 Cascade St.
Lolo, MT 59847

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:

4533 E. Superior Rd.
Queen Creek, 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 October 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 checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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 2021-048783
RECORD DATE 04/20/2021

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

10. SALE PRICE: \$ 295,000.00

11. DATE OF SALE (Numeric Digits): 3 / 2021
Month / Year

12. DOWN PAYMENT \$ 295,000.00

13. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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:

\$ 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):

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.

Montana Dawn Ready
Signature of Seller / Agent

State of Montana, County of Missoula

Subscribed and sworn to before me on this 15th day of April, 2021

Notary Public Paulette J Miller

Notary Expiration Date 11-18-2022

[Signature]
Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 19th day of April, 2021

Notary Public Denise Wolfe

Notary Expiration Date 01-17-2022



PAULETTE J MILLER
NOTARY PUBLIC for the
State of Montana
Residing at Seeley Lake, MT
My Commission Expires
November 18, 2022.



DENISE WOLFE
Notary Public - Arizona
Maricopa County
Expires 01/07/2022

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