



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/01/2021 1023
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-068421

RECORDING REQUESTED BY
Greystone Title Agency, LLC
AND WHEN RECORDED MAIL TO:
=ADDRESSEE=

ESGROW NO.: 00023841 - 010 - JD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Roy C. Palermo and Shirley A. Palermo, Co-Trustees of The Palermo Family Living Trust, dated
June 18, 2014

do/does hereby convey to
WHF Properties LLC, a Nebraska Limited Liability Company
the following real property situated in Pinal County, ARIZONA:

See Exhibit B 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: May 25, 2021

Grantor(s):

The Palermo Family Living Trust, dated June
18, 2014

Roy C. Palermo

Roy C. Palermo, Co-Trustee

Shirley A. Palermo

State of ARIZONA
County of Pinal

}ss:

On 25 May 2021, before me, the undersigned, a Notary
Public in and for said County and State, personally appeared
Roy C. Palermo and Shirley A. Palermo, Co-Trustees of The
Palermo Family Living Trust, dated June 18, 2014 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

[Signature]

FOR NOTARY SEAL OR STAMP

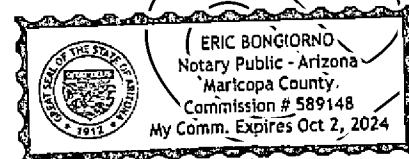
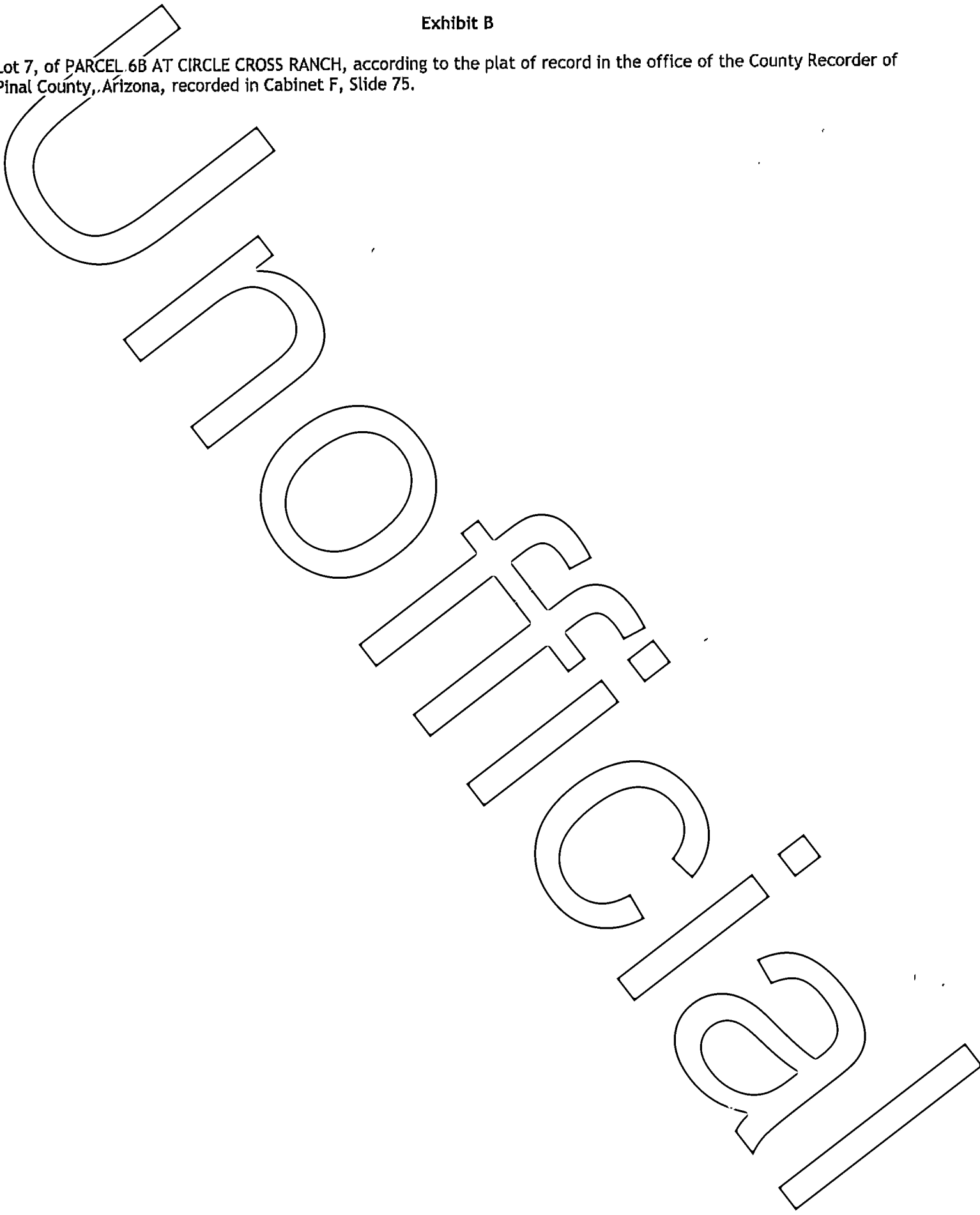


Exhibit B

Lot 7, of PARCEL 6B AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 75.



Names and Addresses of Beneficiaries of Trust
To be attached to deed at time of recording

Escrow No.: 00023841-010-JD

The Names and Addresses of the Beneficiaries to the trust pursuant to A.R.S. 33-404

Roy C. Palermo

1008 W. Deoni Trl

San Tan Valley, AZ 85143

Shirley A. Palermo

1008 W. Deoni Trl

San Tan Valley, AZ 85143

The undersigned trustee(s) declare(s) that the trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

SELLERS:

The Palermo Family Living Trust, dated June 18, 2014

The Palermo Family Living Trust, dated June 18, 2014

Roy C. Palermo

Roy C. Palermo, Co-Trustee

Shirley A. Palermo

Shirley A. Palermo, Co-Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-80-0070 0
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:

Roy C. Palermo and Shirley A. Palermo, Co-Trustees of The Palermo Family Living Trust, dated June 18, 2014
1008 W. Deoni Trl
San Tan Valley, AZ 85143

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

WHF Properties LLC, a Nebraska Limited Liability Company
1000 W Stagecoach Rd
Martell, NE 68404

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

4. ADDRESS OF PROPERTY:

1008 W. Deoni Trl
San Tan Valley, AZ 85143

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

WHF Properties LLC, a Nebraska Limited Liability Company
1000 W Stagecoach Rd
Martell, NE 68404

(b) Next tax payment due 10/2021

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.

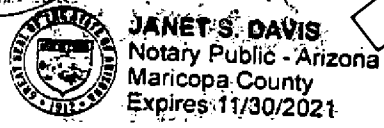
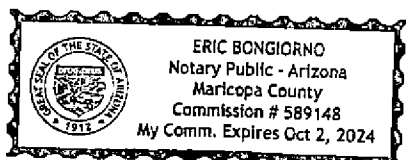
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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: Roy C. Palermo Shirley A. Palermo
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 25 day of May 2021
Notary Public: [Signature]
Notary Expiration Date: 10/2/2024

Signature of Buyer / Agent: _____
State of ARIZONA, County of Maricopa
Subscribed and sworn to before me on this 27 day of May 2021
Notary Public: [Signature]
Notary Expiration Date: 4/30/2021



FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2021-068421
RECORD DATE 06/01/2021

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: \$ 400,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2021
Month / Year

12. DOWN PAYMENT \$ 10,000.00

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: _____

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):
Roy C. Palermo and Shirley A. Palermo, Co-Trustees of The Palermo Family Living Trust, dated June 18, 2014
1008 W. Deoni Trl,
San Tan Valley, AZ 85143

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

EXHIBIT "A"
Legal Description

Lot 7, of PARCEL 6B AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 75.

Circle Cross Ranch