

RECORDED ELECTRONICALLY  
BY SECURITY-TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY:  
Security Title Agency, Inc.

Escrow No.: 76201017-076-TH

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Jamie D Murfield  
PO Box 13641  
Chandler, AZ-85248

DATE/TIME: 07/23/2021 0854  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-091996

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

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

**Absolute Remodeling & Construction, Inc.**, an Arizona corporation  
conveys to

**Jamie D Murfield**, a single man

the following real property situated in Pinal County, Arizona:

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

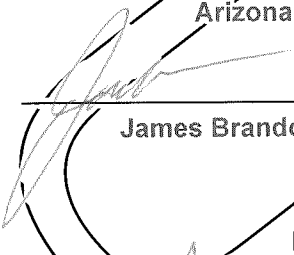
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And 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: June 8, 2021

Grantor(s):

Absolute Remodeling & Construction, Inc., an  
Arizona corporation

  
James Brandon Suor, President

**NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED**

State of AZ  
County of Pinal

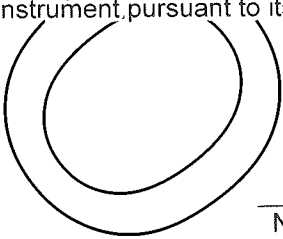
On 6-11-2021, before me, a Notary Public in and for said State, personally appeared  
James Brandon Suor

proven to be the President and \_\_\_\_\_

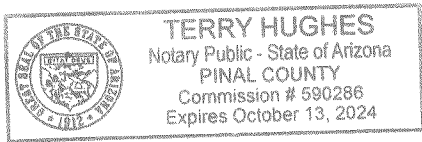
of Absolute Remodeling & Construction Inc a Arizona corporation,  
who did execute the within instrument on behalf of said corporation therein named, and acknowledged to me that such  
Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and seal.

(SEAL)



  
Notary Public



**WARRANTY DEED**

**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 17, ARROYO VERDE ESTATES, according to the plat recorded in Cabinet G, Slide 185, and thereafter Affidavit of Correction recorded in Recording No. 2007-042003, records of Pinal County, Arizona.

ARROYO VERDE ESTATES

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 401-04-117  
 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:

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

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

Jamie D Murfield  
PO Box 13641  
Chandler, AZ 85248

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

4. ADDRESS OF PROPERTY:

9110 W Garnet Mountain Dr  
Casa Grande, AZ 85194

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

Jamie D Murfield  
 Same as # 4

(b) Next tax payment due Oct 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.

**FOR RECORDER'S USE ONLY**

**COUNTY OF RECORDATION** PINAL  
**FEE NO** 2021-091996  
**RECORD DATE** 07/23/2021

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: \$ 614,900.00

11. DATE OF SALE (Numeric Digits): 5/2021  
 Month / Year

12. DOWN PAYMENT \$ 614,900.00

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 f.  Other financing; Specify: \_\_\_\_\_  
 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):

Same as # 5

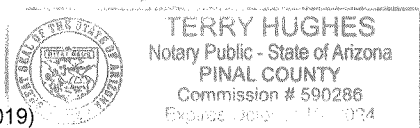
18. LEGAL DESCRIPTION (attach copy if necessary):

**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.

Signature of Seller / Agent \_\_\_\_\_  
 State of AZ, County of Pinale  
 Subscribed and sworn to before me on this June day of 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 10/13/2024

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ, County of Pinale  
 Subscribed and sworn to before me on this July day of 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 10/13/2024



**EXHIBIT "A"**  
**Legal Description**

Lot 17, ARROYO VERDE ESTATES, according to the plat recorded in Cabinet G, Slide 185, and thereafter Affidavit of Correction recorded in Recording No. 2007-042003, records of Pinal County, Arizona.

ARROYO VERDE ESTATES