



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/27/2021 1557
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-093878

RECORDING REQUESTED BY
ENCORE TITLE

AND WHEN RECORDED MAIL TO:
Gunnar Kupfer and Madison Kupfer

ESCROW NO.: 08137193-822-PHI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

B LONG TERM HOLDINGS LLC
do/does hereby convey to

Gunnar Kupfer and Madison Kupfer, Husband and Wife
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 JULY 20, 2021

SEE ATTACHED FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT

SELLER:

B LONG TERM HOLDINGS LLC

[Handwritten signature]

Brett Tanner, Manager

State of ARIZONA

County of Maricopa } ss:

On July 26, 2021, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally
appeared BRETT TANNER, MANAGER, B LONG TERM
HOLDINGS LLC

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

[Handwritten signature of Cynthia Lorraine Gastelum]



[Large diagonal watermark text: 'B LONG TERM HOLDINGS LLC']

EXHIBIT "A"
Legal Description

Lots 21 and 22, Block 18, of First Addition to Casa Grande, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Maps, Page 13.

BEGINNING at the Southeast corner of said Lot 21;

THENCE East Parallel with the North line of said Lot 21 a distance of 27 feet;

THENCE North Parallel with the East line of said Lot 21 a distance of 44 feet;

THENCE North 45 degrees 00 minutes 00 seconds West a distance of 21.21 feet;

THENCE West Parallel with the North line of said Lot 21 a distance of 143 feet;

THENCE South 45 degrees 00 minutes 00 seconds West a distance of 12.73 feet;

THENCE East along the North line of said Lot 22 a distance of 140 feet;

THENCE South along the East line of said Lots 22 and 21 a distance of 50 feet to the POINT OF BEGINNING.

ESCROW NO.: 08137193-822-PH1

Acceptance of Community Property with Right of Survivorship

Gunnar Kupfer and Madison Kupfer, Husband and Wife 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 JULY 20, 2021 , and executed by **B LONG TERM HOLDINGS LLC**, as Grantors, to **Gunnar Kupfer and Madison Kupfer**, as Grantees, and which conveys certain premises described as:


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

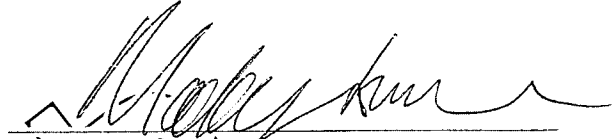
To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: JULY 20, 2021

BUYERS:


Gunnar Kupfer


Madison Kupfer

State of ARIZONA
County of MARICOPA } ss:

On July 27, 2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Gunnar Kupfer and Madison Kupfer, 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 

(This area for official notarial seal)



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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-07-181
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:

B LONG TERM HOLDINGS LLC
4862 E. BASELINE SUITE H103
MESA, AZ 85206

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

Gunnar Kupfer AND Madison Kupfer
8319 E. Heatherbrae Ave
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

107 W. 11TH STREET
Casa Grande, AZ 85122

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

Gunnar Kupfer and Madison Kupfer
8319 E. HEATHERBRAE AVE
SCOTTSDALE, AZ 85251

(b) Next tax payment due 10/21

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.

COUNTY OF RECORDATION PINAL

FEE NO FOR RECORDER'S USE ON 2021-093878
RECORD DATE 07/27/2021

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: \$ 159,900.00

11. DATE OF SALE (Numeric Digits): 07/2021
Month / Year

12. DOWN PAYMENT \$ 23,900.00

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):

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.

Signed Counter Part

Signature of Seller / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this _____ day of _____ 2021

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 27 day of July 2021

Notary Public _____

Notary Expiration Date _____



JOE BARTLEY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562440
Expires April 27, 2023

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

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

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[Signature]
Signature of Seller / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 27 day of July, 2021

Notary Public [Signature]

Notary Expiration Date 2/7/24



[Signature]
Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this _____ day of _____, 2021

Notary Public _____

Notary Expiration Date _____

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