



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/29/2021 1503
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-095084

REALtech Title, LLC
After Recording, Return To:
3001 Leadenhall Rd
Mt Laurel, NJ 08054
Escrow No: 4710121-07497

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged

Richard S Van Etten, as Successor Trustee of The Mireille Denise Van Etten Family Living Trust dated July 30, 2012

Does hereby convey to

HPA Arizona I LLC

the following real property situated in Pinal County, Arizona :

See "Exhibit A" attached hereto and made a part hereof.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: 07/29/2021

Richard S Van Etten

Richard S Van Etten, Successor Trustee of
The Mireille Denise Van Etten Family Living Trust
dated July 30, 2012

State of Virginia

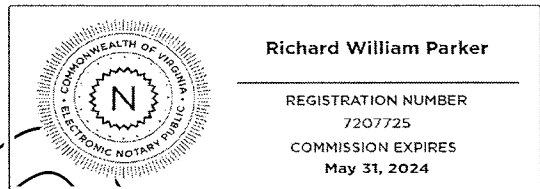
County of Chesapeake City

The foregoing instrument was acknowledged before me this 29th day of July,
2021

by Richard S Van Etten

Richard William Parker

Notary Public



My commission expires: 05/31/2024

Registration #7207725

Notarized online using audio-video communication

Exhibit "A"

SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA:

LOT 92, FINAL PLAT OF PARCEL 6 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK C OF MAPS, PAGE 180.

TAX ID NO: 512-25-0920

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED

GRANTOR: MIREILLE DENISE VAN ETTEN, AN UNMARRIED WOMAN

GRANTEE: MIREILLE DENISE VAN ETTEN, AS TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE MIREILLE DENISE VAN ETTEN FAMILY LIVING TRUST DATED JUL 30 2012

DATED: 07/30/2012

RECORDED: 08/06/2012

DOC#/BOOK-PAGE: 2012-067231 / NA

ADDRESS: 43378 OAKLAND CT, MARICOPA, AZ 85138-1765

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-25-0920

Does this sale include any parcels that are being split / divided?

Check one: Yes [] No [X]

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

- (1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

The Mireille Denise Van Eten Family Living Trust

RICHARD S. VAN ETEN

43264 W. RIO BRAVO DR. MARICOPA, AZ 85138

3. (a) BUYER'S NAME AND ADDRESS

HPA Arizona I LLC

120 S. Riverside Plaza, Suite 2000

Chicago, IL 60606

(b) Are the Buyer and Seller related? Yes [] No [X]

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

43378 Oakland Ct

Maricopa, AZ 85138

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

HPA Arizona I LLC

120 S. Riverside Plaza, Suite 2000

Chicago, IL 60606

(b) Next tax payment due <-Enter Next Tax Due Date>

10/01/2021

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

- a. [] Vacant Land f. [] Commercial or Industrial Use
B. [X] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
d. [] 2-4 Plex [] Affixed [] Not Affixed
e. [] Apartment Building i. [] Other Use; Specify:

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2021-095084
RECORD DATE 07/29/2021

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

- a. [X] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 369,000.00

11. DATE OF SALE (Numeric Digits): <-Month & Year of Close> Month / Year 07/2021

12. DOWN PAYMENT: \$ <-> \$6,900.00

13. METHOD OF FINANCING:

- a. [X] 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 [X]
(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 [X]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

REALtech Title LLC
3001 Leadenhall Rd.
Mt. Laurel, NJ 08054

18. LEGAL DESCRIPTION (attach copy if necessary):

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

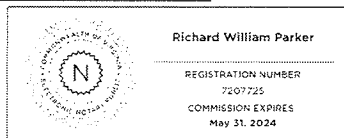
State of Virginia County of Chesapeake City

Subscribed and sworn to before me on this 29 day of July 20 21

Notary Public Richard William Parker

Notary Expiration Date 05/31/2024 Registration #7207725

Notarized online using aud'o-video communication



Signature of Buyer / Agent

State of County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 512-25-0920
 Does this sale include any parcels that are being split / divided?
 Check one: Yes [] No [X]
 How many parcels, other than the Primary Parcel, are included
 in this sale? 0
 Please list the additional parcels below (attach list if necessary):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS: Richard S. Van Etten 43264 W. Rio Bravo Dr.
 The Mireille Denise Van Etten Family Living Trust MARICOPA, AZ 85138

3. (a) BUYER'S NAME AND ADDRESS:
 HPA Arizona I LLC
 120 S. Riverside Plaza, Suite 2000
 Chicago, IL 60606
 (b) Are the Buyer and Seller related? Yes [] No [X]
 If Yes, state relationship: _____

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5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
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 120 S. Riverside Plaza, Suite 2000
 Chicago, IL 60606

(b) Next tax payment due <Enter Next Tax Due Date> _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. [] Vacant Land f. [] Commercial or Industrial Use
 b. [X] Single Family Residence g. [] Agricultural
 c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
 d. [] 2-4 Plex [] Affixed [] Not Affixed
 e. [] Apartment Building 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. [X] 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 _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. [X] Warranty Deed d. [] Contract or Agreement
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 \$ 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 [X]
 If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name; Address, Phone Number):
 REALtech Title LLC
 3001 Leadenhall Rd.
 Mt. Laurel, NJ 08054

18. LEGAL DESCRIPTION (attach copy if necessary): _____

Signature of Buyer / Agent _____
 State of IL, County of COOK
 Subscribed and sworn to before me on this 11 day of July 2023
 Notary Public Mallory Bozovic
 Notary Expiration Date _____

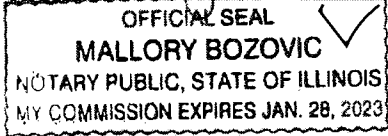


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DATED: 07/30/2012

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