



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 07/30/2021 0919

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-095334

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206

## WARRANTY DEED

File No. 266-6148667 (JH)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Shirley A. Moxley, as trustee of The Moxley Family Living Trust U/A dated March 31, 2017**, the GRANTOR does hereby convey to

**Capital Investments LLC, an Arizona limited liability company**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

"See Attached Exhibit "A"

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

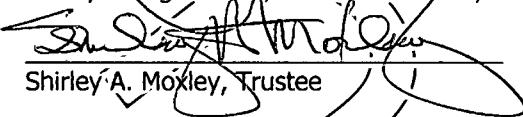
And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 266-6148667 (JH)  
A.P.N.: 101-07-0410

Warranty Deed - continued

DATED: June 22, 2021

Shirley A. Moxley, as trustee of The Moxley  
Family Living Trust U/A dated March 31, 2017

  
Shirley A. Moxley, Trustee

STATE OF AZ

County of Pinal )  
 ) ss.

On July 23, 2021, before me, the undersigned Notary Public, personally appeared **Shirley A. Moxley, as trustee**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 8/1/23

  
\_\_\_\_\_  
Notary Public



File No.: 266-6148667 (JH)  
A.P.N.: 101-07-0410

Warranty Deed - continued

BENEFICIARY DISCLOSURE

June 22, 2021

First American Title Insurance Company  
1135 N Recker Road, Suite 103  
Mesa, AZ 85205

RE: Escrow No. 266-6148667

The undersigned, being the Trustee(s) of the The Moxley Family Living Trust U/A dated March 31, 2017, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Julie Boye  
ADDRESS: 3728 W Maricopa Summit AZ 85350

NAME: Suzanne Martin  
ADDRESS: 154 Lindell El Cajon CA 92020

NAME: Kathy Motead  
ADDRESS: 6328 Concho Cove Douglas UT 84022

The Moxley Family Living Trust U/A dated March 31, 2017

Shirley A. Moxley  
Shirley A. Moxley, Trustee

**EXHIBIT 'A'**

File No.: **6148667-ST (ds)**

Property: **530 S Delaware Drive, Apache Junction, AZ 85120**

**Lot 20, of WILSON ADDITION, according to the map of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, Page 30 and amended in Book 8 of Maps, Page 38.**

**A.P.N. 101-07-0410**

**OFFICIALS**

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 101-07-0410 -         
 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)        (3)         
 (2)        (4)       

2. SELLER'S NAME AND ADDRESS:  
The Moxley Family Living Trust U/A dated March 31, 2017  
530 S Delaware Drive  
Apache Junction, AZ 85120

3. (a) BUYER'S NAME AND ADDRESS:  
Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:  
530 S Delaware Drive  
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206  
 (b) Next tax payment due OCTOBER 1, 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.  Agriculture  
 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.

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 [Signature]  
 State of Arizona       , County of Pinal  
 Subscribed and sworn to before me on this 25 day of July 20 21  
 Notary Public [Signature]  
 Notary Expiration Date 8/1/23



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-095334  
 RECORD DATE 07/30/2021

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: \$ 170,000 00  
 11. DATE OF SALE (Numeric Digits): 07/21 / 21  
 12. DOWN PAYMENT \$ 0.00 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  
 c.  Assumption of existing loan(s) f.  Other financing; Specify: HARD MONEY  
 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: \$ 0.00 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):  
Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206

18. LEGAL DESCRIPTION (attach copy if necessary):  
"See Attached Exhibit A"

Signed in Counterpart  
 Signature of Buyer / Agent [Signature]  
 State of Arizona       , County of         
 Subscribed and sworn to before me on this        day of July 20 21  
 Notary Public         
 Notary Expiration Date

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-07-0410  
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2. SELLER'S NAME AND ADDRESS:

The Moxley Family Living Trust U/A dated March 31, 2017  
530 S Delaware Drive  
Apache Junction, AZ 85120

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

Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:

530 S Delaware Drive  
Apache Junction, AZ 85120

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

Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206

(b) Next tax payment due OCTOBER 1, 2021

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

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- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agriculture
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 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

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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.

**Signed in Counterpart**

Signature of Seller / Agent \_\_\_\_\_

State of Arizona \_\_\_\_\_, County of \_\_\_\_\_

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

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

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DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

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: \$ 170,000 00

11. DATE OF SALE (Numeric Digits): 0 7 / 2 1 Month/Year

12. DOWN PAYMENT \$ 0.00 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: HARD MONEY

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

Capital Investments LLC  
5304 E. Southern Ave, Suite 101  
Mesa, AZ 85206

18. LEGAL DESCRIPTION (attach copy if necessary):

"See Attached Exhibit "A"

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona \_\_\_\_\_, County of Maricopa

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

Notary Public Hartman

Notary Expiration Date 8.6.2024



**EXHIBIT 'A'**

File No.: **6148667-ST (ds)**

Property: **530 S Delaware Drive, Apache Junction, AZ 85120**

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**A.P.N. 101-07-0410**

OFFICIALS