



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/12/2021 1342
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-101244

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
ZAK Ventures, LLC, an Arizona limited liability company
10115 E Bell Rd
Suite 107-232
Scottsdale, AZ 85260

ESCROW NO. 21-07-199749HC

Warranty Deed

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

Antonia Draeger, a married woman, who acquired title as Antonia B. Imbimbo, an unmarried woman,

as GRANTOR(s)

do/does hereby convey to

ZAK Ventures, LLC, an Arizona limited liability company, ,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED
APN: 512-30-2960

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

Warranty Deed

Escrow No. 21-07-199749HC
APN: 512-30-2960

Grantor(s):

Antonia Draeger
Antonia Draeger ~~DRAEGER~~

State of ~~ARIZONA~~ CALIFORNIA }
County of ~~PIAL~~ MARIN } SS:

On 08-10-2021, before me the undersigned Notary Public, personally appeared Antonia Draeger, 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

Pamela Kahn

My Commission Expires: 08-03-2022

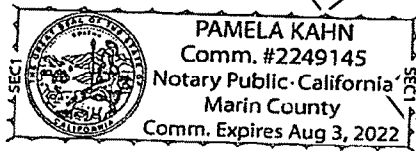


EXHIBIT "A"

Lot 76, of ACACIA CROSSINGS PARCEL 3, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 107, and Affidavit of Correction recorded in Instrument No. 2003-016807, of Official Records.

APN: 512-30-2960

ACACIA CROSSINGS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 512 - 30 - 2960 -
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? 0
Please list the additional parcels below (no more than four):
1, 3, 2, 4,

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2021-101244
RECORD DATE 08/12/2021

2. Sellers Name and Address
Antonia Draeger
PO Box 294
Tiburon CA 94920

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 Tenacy Deed: f. Other:

3. (a) Buyers Name and Address
ZAK Ventures, LLC, an Arizona limited liability company
10115 E Bell Rd
Scottsdale AZ 85260

10. SALES PRICE \$225,000.00
11. DATE OF SALE (Numeric Digits): 08 / 2021
12. DOWN PAYMENT \$225,000.00

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

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price): b. Barter or trade:

4. ADDRESS OF PROPERTY:
44826 Alamendras Street
Maricopa AZ 85139

c. Assumption of existing loan(s): d. Seller Loan (Carryback):
e. New loan(s) from financial institution:

5. (a) MAIL TAX BILL TO:
ZAK Ventures, LLC, an Arizona limited liability company
10115 E Bell Rd
Scottsdale, AZ 85260
(b) Next tax payment due 10/01/2021

(1) Conventional (2) FHA (3) VA
f. Other financing; Specify:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land: f. Commercial/Industrial:
b. SFR: g. Agricultural:
c. Condo or Townhouse: h. Mobile or Manufactured Home:
d. 2-4 Plex: Home: Affixed Not Affixed
e. Apartment Building: i. Other Use; 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% or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:
\$
briefly describe the Personal Property:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
To be used as a primary residence.
 To be rented to someone other than a "qualified family member."
Owner occupied not a primary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member"

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:
N/A

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.

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):
Driggs Title Agency, Inc. - 602-589-5300
7975 N. Hayden Road Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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.

Antonia Dragan

Signature of Seller/Agent

[Signature]

Signature of Buyer/Agent

State of , County Of

State of AR, County Of Maricopa

Subscribed and sworn to before me this day of 20

Subscribed and sworn to before me this 11 day of Aug 2021

Notary Public

Notary Public

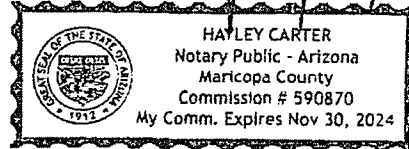
Notary Expiration Date

Notary Expiration Date 11/30/2024

SEE ATTACHED
JURAT FORM
PK. 3

DOR FORM 82162 (04/2014)

08.10.2021



OFFICIALS

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MARIN

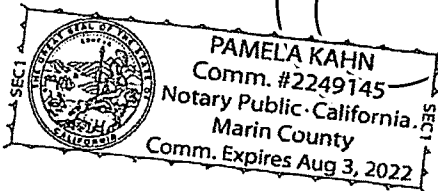
Subscribed and sworn to (or affirmed) before me on

this 10 day of AUGUST, 2021, by
Date Month Year

(1) ANTONIA DRAEGER PK

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature _____

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document, or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Property Value

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Legal Description

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