



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 08/27/2021 0947

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-107939

RECORDING REQUESTED BY:
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Phoenix, Inc. - Biltmore
2930 E Camelback Rd., Ste 210
Phoenix, AZ 85016

FILE NO.: 1346172

SPACE ABOVE THIS LINE FOR RECORDERS USE

SPECIAL WARRANTY DEED

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

SHEPCON LLC, an Arizona limited liability company

do/does hereby convey to

CRSC Residential Inc., a Virginia corporation

the following real property situated in Pinal County, State of Arizona:

Lots 1 & 2, Block 10, HOGUE ADDITION TO COOLIDGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 5 of Maps, page 33.

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.

Date: August 24, 2021

See attached for signature and notary acknowledgment:

SHEPCON LLC, an Arizona limited liability company

By: [Signature]
Colby Q. Shepherd, Manager

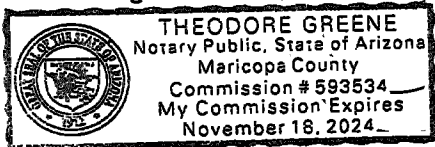
NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona

County of Maricopa) ss

This instrument was acknowledged before me this 24 day of Aug, 2021 by Colby Q. Shepherd as Manager of SHEPCON LLC, an Arizona limited liability company.

(Seal)



[Signature]
Notary Public

My commission expires: 18 Nov 2024

[Large diagonal watermark text: SHEPCON LLC]

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-09-151
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 (attach list if necessary):

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

2. SELLER'S NAME AND ADDRESS:

SHEPCON.LLC, an Arizona limited liability company
22332 N Nacoma Dr
Queen Creek, AZ 85142

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

CRSC Residential Inc., a Virginia corporation
8301 Richmond Highway
Alexandria, VA 22309

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

4. ADDRESS OF PROPERTY:

801 West Northern Avenue
Coolidge, AZ 85128

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

CRSC Residential Inc., a Virginia corporation
8301 Richmond Highway
Alexandria, VA 22309

(b) Next tax payment due October 1st, 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: 6
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

COUNTY OF RECORDATION PINAL
FEE NO 2021-107939
RECORD DATE 08/27/2021

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: \$ 655,000.00

11. DATE OF SALE (Numeric Digits): 7/2021
Month / Year

12. DOWN PAYMENT \$ 0.00

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)
- d. Seller, Loan (Carryback)
- 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: N/A

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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

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 Arizona, County of Maricopa

Subscribed and sworn to before me

on this 24 day Aug of 2021

Notary Public _____

Notary Expiration Date 18 NOV 2024

Signature of Buyer / Agent _____

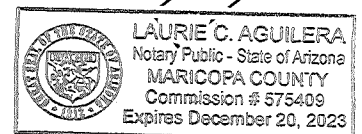
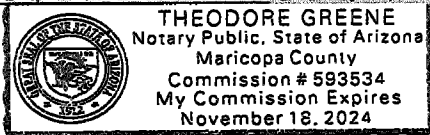
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this

26 day Aug of 2021

Notary Public _____

Notary Expiration Date 12-20-2023



File No.: 1346172

EXHIBIT "A"
Legal Description

Lots 1 & 2, Block 10, HOGUE ADDITION TO COOLIDGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 5 of Maps, page 33.

HOGUE ADDITION TO COOLIDGE