



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/07/2021 1700

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-112849

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
AZ City Homes, LLC
731 N. Banff Avenue
Tucson, AZ 85748

WARRANTY DEED

File No. 205-6159608 (cn)

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

AZ SFR Builds LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

AZ City Homes, LLC, an Arizona limited liability company, the GRANTEE

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

LOT(S) 611, 977, 990, OF ARIZONA CITY, UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 10 AND IN BOOK 9 OF MAPS, PAGE 50.

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.: 205-6159608 (cn)
A.P.N.: 406-03-3290 7

Warranty Deed - continued

DATED: August 10, 2021

AZ SFR Builds LLC, an Arizona limited liability company

By:

Christopher Villela Milan

Name: Christopher Villela Milan

Title: Manager

STATE OF

Arizona

County of

Maricopa

) ss.

On SEPTEMBER 2, 2021, before me, the undersigned Notary Public, personally appeared **Christopher Villela Milan**, 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.

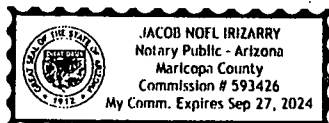
WITNESS my hand and official seal.

My Commission Expires:

Sept 27 2024

Jacob Noel Irizarry

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 406-03-32907
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? 2

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

(1) 406-04-14606 (3) 406-04-13301
(2) (4)

2. SELLER'S NAME AND ADDRESS:

AZ SFR Builds LLC
4244 N. 24th St.
Phoenix, AZ 85016

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

AZ City Homes, LLC
731 N. Banff Avenue
Tucson, AZ 85748

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

8870 W. Swansea Dr.
Arizona City, AZ 85123

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

AZ City Homes, LLC
731 N. Banff Avenue
Tucson, AZ 85748

(b) Next tax payment due 10/1/22

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
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:

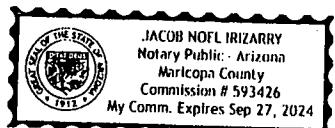
- a. To be used as a primary residence.
b. To be rented to someone other than a "qualified family member."
c. To be used as a non-primary or secondary residence.

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: Christy Nebeker
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 2 day of SEPT 20 2 1
Notary Public: Jacob Noel Irizarry
Notary Expiration Date: Sept 27 2024



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-112849
RECORD DATE 09/07/2021

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: \$47,000.00 00

11. DATE OF SALE (Numeric Digits): 0 9 / 2 1 Month/Year

12. DOWN PAYMENT \$47,000.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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: \$ 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:

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):

AZ City Homes, LLC
731 N. Banff Avenue
Tucson, AZ 85748

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT(S) 611, 977, 990, OF ARIZONA CITY UNIT ONE (9 / 10)
Signature of Buyer / Agent: Christy Nebeker
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 3 day of SEPT 20 1 2
Notary Public: Christy Nebeker
Notary Expiration Date: 7/29/25



EXHIBIT 'A'

File No.: **205-6159608 (cn)**

Property: **8870 W. Swansea Dr., Arizona City, AZ 85123**

LOT(S) 611, 977, 990, OF ARIZONA CITY UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 10 AND IN BOOK 9 OF MAPS, PAGE 50.

A.P.N. 406-03-3290 7 and 406-04-1330 1 and 406-04-1460 6

TOPICS