



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-131636

**WHEN RECORDED MAIL TO**

Hayden Holdings 1, LLC, an Arizona limited liability  
company  
1509 N Arizona Ave  
Chandler, AZ 85225

DATE/TIME: 09/10/2021 1412

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-114536

A.P.N.: 408-08-019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Wanda L. Hisel, an unmarried woman**

Do/does hereby convey to

**Hayden Holdings 1, LLC, an Arizona limited liability company**

The following real property situated in Pinal County, Arizona

**Lot 16, ARIZONA CITY ESTATES UNIT 2, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Book 10 of Maps, Page 22, 23**

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 8, 2021

**SIGNATURE AND NOTARY ON FOLLOWING PAGE**

Grantor(s):

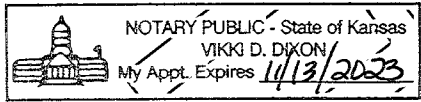
Wanda L. Hisel  
Wanda L. Hisel

State of Kansas )

County of Wyandotte )

On this 9th day of September, 2021, before me personally appeared Wanda L. Hisel, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

[Signature]  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel: 408-08-0190  
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 (no more than four):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
FEE NO 2021-114536  
RECORD DATE 09/10/2021

**2. SELLER'S NAME AND ADDRESS:**

Wanda L. HiseL  
4721 Wood Avenue  
Kansas City, KS 66102

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

Hayden Holdings 1, LLC, an Arizona limited liability company  
1509 N Arizona Ave  
Chandler, AZ 85225

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

Lot 16 West Lazy Acres Drive, Arizona City, AZ:85123

**5. (a) MAIL TAX BILL TO:**

1509 N Arizona Ave  
Chandler, AZ 85225

(b) Next tax payment due October 1, 2022

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

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
Affixed Not Affixed
- 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:

To be used as a primary residence.  Owner occupied, not a primary residence.

To be rented to someone other than "family member."

See reverse side for definition of a "primary residence" or "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.

**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:** \$30,000.00

**11. DATE OF SALE (Numeric Digits):** 09 / 2021  
Month Year

**12. DOWN PAYMENT:** \$30,000.00

- 13. METHOD OF FINANCING:**
- a.  Cash (100% of Sale Price)
  - b.  Exchange 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: \_\_\_\_\_

**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:

\$ \_\_\_\_\_ 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% or more? Yes  No

If Yes, briefly describe the solar/energy efficient components: \_\_\_\_\_

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

Premier Title Agency  
2910 E. Camelback Rd., Suite 100  
Phoenix, AZ 85016

**18. LEGAL DESCRIPTION (attach copy if necessary)**  
Lot 16, ARIZONA CITY ESTATES UNIT-2, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Book 10 of Maps, Page 22, 23

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]  
Signature of Seller/Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me this 10<sup>th</sup> day of Sept, 2021  
Notary Public [Signature]  
Notary Expiration Date 10-27-21

[Signature]  
Signature of Buyer/Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me this 10<sup>th</sup> day of Sept, 2021  
Notary Public [Signature]  
Notary Expiration Date 10-27-21



**OFFICIALS**