



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/05/2021 1423
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-126426

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Led5, LLC
2282 E Zion Way
Chandler, AZ 85249

ESCROW NO.: 600-207453-TS
600-207453-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Elizabeth Klaas McCutcheon, a widow, who acquired title as C. Elizabeth McCutcheon, a married woman, as her sole and separate property and Sean G. Coggin, an unmarried man

do/does hereby convey to

Led5, LLC, an Arizona Limited Liability Company

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

Lot 75, of VAL VISTA ESTATES UNIT II, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 197;

Except an undivided 1/2 interest in all oil, gas and other minerals as reserved in Instrument recorded in Docket 1064, Page 455.

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: October 1, 2021

Grantors:

Elizabeth Klaas McCutcheon
Elizabeth Klaas McCutcheon

Sean G. Coggin by Elizabeth Klaas McCutcheon
Sean G. Coggin by Elizabeth Klaas McCutcheon, as his Attorney in Fact

Escrow No.: 600-207453-TS

State of Arizona)ss:

County of Pima

FOR NOTARY SEAL OR STAMP

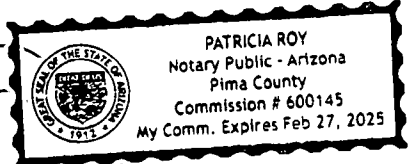
On this 1st day of OCTOBER, 2021,
before me,

The Undersigned
a Notary Public in and for said County and State, personally
appeared

**Elizabeth Klaas McCutcheon, Individually and Elizabeth
Klaas McCutcheon, as Attorney In Fact for Sean G. Coggin**
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 the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: *Patricia Roy*

My Commission Expires: 02/27/2025



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**AFFIDAVIT OF ATTORNEY IN FACT OR AGENT
(POWER OF ATTORNEY CONTAINS DISABILITY CLAUSE)**

Elizabeth Klaas McCutcheon, being first duly sworn, states under oath as follows:

That he/she is the duly appointed Attorney in Fact/Agent of Sean G. Coggin.

That said Power of Attorney/Appointment of Agent has not been revoked or terminated and the same is presently in full force and effect.

The Witness on said power of attorney is not the attorney in fact, his/her spouse or his/her child.

That the undersigned has no knowledge or information regarding the death of the principal above named, and that he/she believes, as of the date of this Affidavit, that said principal is alive.

Dated this 1st day of ~~September~~, 2021.

OCTOBER *ERM*

Elizabeth Klaas McCutcheon
Elizabeth Klaas McCutcheon
(Attorney in Fact/Agent)

State of Arizona)ss:
County of Pima

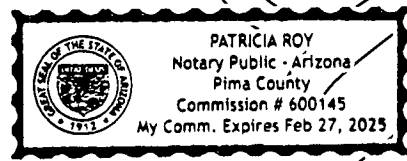
On this 1st day of OCTOBER, 2021, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared

Elizabeth Klaas McCutcheon

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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: *[Signature]*

My Commission Expires: 02/27/2025



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-41-1750

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

Elizabeth Klaas McCutcheon and Sean G. Coggin

64204 E. Whispering Tree Lane

Tucson, AZ 85739

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

Led5, LLC

2282 E Zion Way

Chandler, AZ 85249

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

xxx N. Black Butte Ln. Vacant land

Casa Grande, AZ 85194

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

Led5, LLC

2282 E Zion Way

Chandler, AZ 85249

(b) Next tax payment due 1st half 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: _____
 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

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 5 day of October 20 21

Notary Public

Notary Expiration Date 2/2/2024

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-126426
 RECORD DATE 10/05/2021

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: \$ 75000 00

11. DATE OF SALE (Numeric Digits): 08 / 2021
 Month / Year

12. DOWN PAYMENT \$ 75000 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:

\$ 00 AND

Briefly describe the Personal Property:

PARTIAL INTEREST: If only a partial ownership interest is being transferred, briefly describe the partial interest:

15. SOLAR / ENERGY EFFICIENT COMPONENTS:

Did the Sale Price in Item 10 include solar energy systems, energy efficient building components, renewable energy systems, 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:

16. PROPERTY COMPLETING AFFIDAVIT (Name, Address, etc.):

Tele Security, Agency, LLC

411 E. Cottonwood Lane

Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 5 day of October 20 21

Notary Public

Notary Expiration Date 2/2/2024

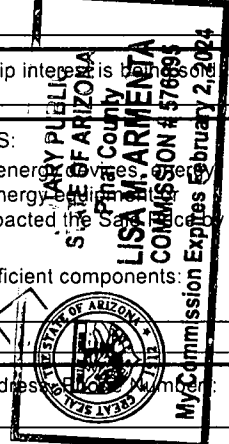
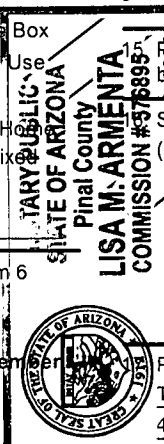


EXHIBIT "A"

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WORLDWIDE