



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 10/26/2021 1320

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-135728

**RECORDING REQUESTED BY:**

**AND WHEN RECORDED MAIL TO:**

**Keck Rox Holdings, LLC  
Po Box 11190  
Casa Grande, AZ 85130**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Cann Mann of CG, LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**Keck Rox Holdings, LLC, an Arizona Limited Liability Company**

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

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

**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

Escrow No 600-208942-TS

Dated October 18, 2021

Grantors

Cann Mann of CG, LLC, an Arizona Limited Liability Company

By Shearer Rox LLC  
an Arizona Limited Liability Company, Member/Manager

By CJ Shearer LLC  
an Arizona Limited Liability Company, Manager

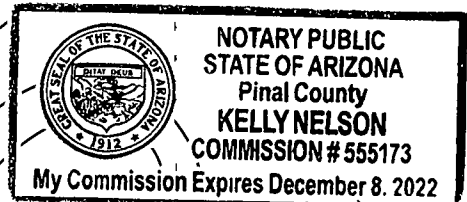
BY   
Clinton R. Shearer, Manager

State of Arizona )ss  
County of Pinal

On this 26 day of October, 2021, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared Clinton R. Shearer, Manager of CJ Shearer, LLC  
an Arizona Limited Liability Company

FOR NOTARY SEAL OR STAMP

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 

My Commission Expires 10/8/22

Grantors

Cann Mann of CG, LLC, an Arizona Limited Liability Company

By Shearer Rox LLC  
an Arizona Limited Liability Company, Member /  
Manager

By Rox Homes, LLC  
an Arizona Limited Liability Company, Manager

By Keck Investments, LLC, an Arizona Limited Liability Company, Manager

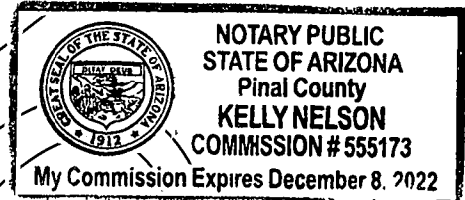
BY M.C. Keck  
Michael Keck, Manager

State of Arizona )ss  
County of Pinal

On this 22<sup>nd</sup> day of October, 2021, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared Michael Keck, Manager of Keck Investments,

FOR NOTARY SEAL OR STAMP

an Arizona Limited Liability Company 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

My Commission Expires

**EXHIBIT "A"**

Lots 9, 10 and 11, Block 11, of E P DREW ADDITION TO CASA GRANDE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 1 of Maps, Page 15

HomeLife

**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 507-13-05907

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

Cann Mann of CG, LLC  
410 W. 3rd Ave.  
Casa Grande, AZ 85122

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

Keck Rox Holdings, LLC  
Po Box 11190  
Casa Grande, AZ 85130

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

4. ADDRESS OF PROPERTY:

410 W. 3rd Ave.  
Casa Grande, AZ 85122

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

Keck Rox Holdings, LLC  
Po Box 11190  
Casa Grande, AZ 85130

(b) Next tax payment due 1st 1/2 2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: 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  Other
- i.  Other Use; Specify \_\_\_\_\_

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or e 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: 1  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

COUNTY OF RECORDATION PINAL  
FEE NO 2021-135728  
RECORD DATE 10/26/2021

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: \$ 125000 00

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

12. DOWN PAYMENT \$ 125000 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter 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 percent 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: \_\_\_\_\_

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy efficient building components, renewable energy combined heat and power systems that impacted 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

7. PARTY COMPLETING AFFIDAVIT (Name, Address)

Title Security Agency, LLC  
421 E. Cottonwood Lane  
Casa Grande, AZ 85122

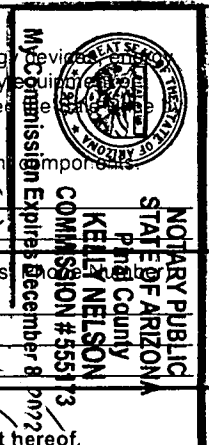
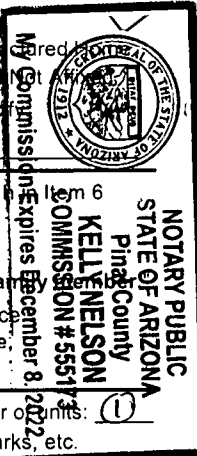
8. LEGAL DESCRIPTION (attach copy if necessary):

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

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 26 day of October 20 21  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10/18/22  
DOR FORM 82162 (02/2019)

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 22 day of October 20 21  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10/18/22



**EXHIBIT "A"**

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