



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/26/2021 1546
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-135885

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
Escrow No.: 57008935-057-KC6
AND WHEN RECORDED MAIL TO:
BAR Investment Fund 4, LLC, an
Arizona limited liability company
Benjamin Riehle
2030 E. Broadway Blvd. Ste. 22
Tucson, AZ 85719

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Justin Oberg and Krista Oberg aka Justin K. Oberg and Krista A. Oberg, husband and wife, as community property with right of survivorship

("Grantor") conveys to

BAR Investment Fund 4, LLC, an Arizona limited liability company

the following real property situated in Pinal County, Arizona:

Lot 580, Morning Sun Farms Unit 3, according to Cabinet F, Slide 125 and Affidavit of Correction recorded at Recording No. 2005-169424, records of Pinal County, Arizona.

Except all coal and other minerals as reserved in Patent to said land.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: October 21, 2021

Grantor(s):

SELLERS:

SIGNED IN COUNTERPART

Justin Oberg

Justin Oberg

Krista Oberg

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Florida)
County of: Miami-Dade) ss

The foregoing document was acknowledged before me this 23rd day of October, 2021,

by Justin Oberg who produced an Arizona Driver's License as identification.

Completed via Remote Online Notarization using 2 way Audio/Video technology.

(Seal)



Madeleine Hernandez
Notary Public Madeleine Hernandez

My commission expires: 5/3/2024

State of _____)
County of: _____) ss

The foregoing document was acknowledged before me this _____ day of _____,

SIGNED IN COUNTERPART

by _____

(Seal)

Notary Public

My commission expires: _____

Dated: October 21, 2021

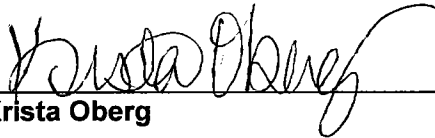
Grantor(s):

SELLERS:

SIGNED IN COUNTERPART

Justin Oberg

Krista Oberg



NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of

Arizona

SS

County of:

Maricopa

The foregoing document was acknowledged before me this 22nd day of October, 2021

by Krista Oberg

(Seal)



BRIAN ROTHENBERG

Notary Public - Arizona

Maricopa Co. / #548212

Expires 08/15/2022 8-15-22

Notary Public

My commission expires: _____

State of

~~Arizona~~ @

SS

County of:

~~Maricopa~~ @

The foregoing document was acknowledged before me this 1st day of October, 2021

by **SIGNED IN COUNTERPART**

(Seal)

e
8-15-22

Notary Public

My commission expires: _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-5800
 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 (attach list if necessary):

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

2. SELLER'S NAME AND ADDRESS:

Justin Oberg
#9

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

BAR Investment Fund 4, LLC, an Arizona limited liability company
2030 E. Broadway Blvd. Ste. 22
Tucson, AZ 85719

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

4. ADDRESS OF PROPERTY:

1710 W Quick Draw Way
Queen Creek, AZ 85142

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

BAR Investment Fund 4, LLC, an Arizona limited liability company
2030 E. Broadway Blvd. Ste. 22
Tucson, AZ 85719

(b) Next tax payment due 10/2022

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 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:

- 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 Justin Oberg

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of October, 2021

Notary Public _____

Notary Expiration Date BRIAN ROTHENBERG
 Notary Public - Arizona
 Maricopa Co. / #548212
 Expires 08/15/2022



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-135885
 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: \$ 365,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2021
 Month / Year

12. DOWN PAYMENT \$ 365,000.00

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:

0 AND 00

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 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components:

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

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 20 day of Oct, 2021

Notary Public _____

Notary Expiration Date KATHERINE COUNCE
 Notary Public - Arizona
 Maricopa Co. / #548220
 Expires 07/05/2022



EXHIBIT "A"
Legal Description

Lot 580, Morning Sun Farms Unit 3, according to Cabinet F, Slide 125 and Affidavit of Correction recorded at Recording No. 2005-169424, records of Pinal County, Arizona.

Except all coal and other minerals as reserved in Patent to said land.

Morning Sun Farms, Inc.