



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/29/2021 1544
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-138265

Recording Requested by:
First American Title Insurance Company

When recorded, mail to:
CJMG Investments LLC
5045 North 12th Street Suite B
Phoenix, AZ 85014

SPECIAL WARRANTY DEED

Escrow No. 435-6177864 (KR)

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

WJH Sales of AZ LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

CJMG Investments LLC, an Arizona limited liability company, the GRANTEE

The following described real property, situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

PARCEL NO. 1:

LOT SEVENTY-THREE (73) OF COOLIDGE COUNTRY VILLAGE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 159.

PARCEL NO. 2:

EASEMENTS FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS SHOWN ON PLAT AND AS SET FORTH IN DECLARATION RECORDED AS FEE NO. 1999-036156.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: October 27, 2021

WJH Sales of AZ LLC, an Arizona Limited Liability Company

By: _____

Name: Katie Madigan

Title: Closing Supervisor

STATE OF GEORGIA)

)ss.

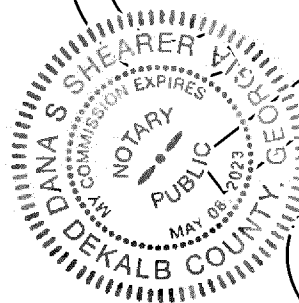
County of Gwinnett)

On Oct. 28, 2021, before me, the undersigned Notary Public, personally appeared **Katie Madigan, as Closing Supervisor of WJH Sales of AZ LLC, an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

My Commission Expires: 5/8/2023



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-35-07306
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

WJH Sales of AZ LLC
3091 Governors Lake Dr STE 300
Atlanta, GA 30071

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

CJMG Investments LLC
5045 North 12th Street Suite B
Phoenix, AZ 85014

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

4. ADDRESS OF PROPERTY:

809 West Mid Way
Coolidge, AZ 85128

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

CJMG Investments LLC
5045 North 12th Street Suite B
Phoenix, AZ 85014

(b) Next tax payment due 03/01/2022

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. Agriculture
- 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 _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 29 day of Oct 2021
 Notary Public _____
 Notary Expiration Date _____
 21
 DOR FORM 82162 (04/2014)

 **CAROLYN KENDALL**
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 597498
 Expires January 14, 2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-138265
 RECORD DATE 10/29/2021

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: \$ 270,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 0 / 21
 Month/Year

12. DOWN PAYMENT \$ 270,000.00 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:

\$ 0.00 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 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):

CJMG Investments LLC
5045 North 12th Street Suite B
Phoenix, AZ 85014

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT SEVENTY-THREE (73) OF COOLIDGE COUNTRY VILLAGE ESTATES, (B/159)

Signature of Buyer / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 29 day of Oct / 1 2021
 Notary Public _____
 Notary Expiration Date 3-3-2025

 **JEFF BROWN**
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 595497
 Expires March 3, 2025