



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 11/12/2021 1013  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-143574

RECORDING REQUESTED BY:  
Empire Title Agency

WHEN RECORDED MAIL TO:  
I&G SFR I Borrower, LLC, a Delaware limited  
liability company  
1887 Whitney Mesa Drive, #3380  
Henderson, NV 89014

FILE NO.: 1467673 VM.1of1

SPACE ABOVE THIS LINE FOR RECORDERS USE

## WARRANTY DEED

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

**Stanley C McAfee and Kaye E McAfee, trustees of The Stan & Kaye McAfee Trust dated May 27, 2016**

do/does hereby convey to

**I&G SFR I Borrower, LLC, a Delaware limited liability company**

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

Lot 46, PHASE 1 AT MORNING SUN FARMS, according Cabinet D, Slide 172 records of Pinal County, Arizona.

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.

Date: November 9, 2021

The Stan & Kaye McAfee Trust

By: [Signature] trustee  
Stanly C. McAfee, Trustee

By: [Signature] trustee  
Kaye E. McAfee, Trustee

State of Nebraska )  
County of Dixon ) ss

On 9th day of November, 2021, before me, the undersigned Notary Public, Stanly C. McAfee, trustee as Kaye E. McAfee, Trustee of The Stan & Kaye McAfee Trust dated May 27, 2016, 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 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.

(Seal)

[Signature]  
Notary Public

My commission expires: July 29 2022

## TRUST DISCLOSURE

DATE: November 8, 2021

TO: Empire Title Agency

RE: The Stan & Kaye McAfee Trust dated May 27, 2016

### TO WHOM IT MAY CONCERN:

Please be advised that the The Stan & Kaye McAfee Trust dated May 27, 2016, has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since [ ]

Pursuant to A.R.S. 33-404 The Beneficiaries of said Trust Agreement are as follows:

<b>BENEFICIARY:</b>	Settlors Children
<b>Address:</b>	wakefield, NE
<b>BENEFICIARY:</b>	Kaye E McAfee
<b>Address:</b>	1987 170th St, waterbury, NE. 68785
<b>BENEFICIARY:</b>	
<b>Address:</b>	
<b>BENEFICIARY:</b>	
<b>Address:</b>	

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-03-146  
 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:

The Stan & Kaye McAfee Trust dated May 27, 2016  
PO Box 472, Quality Title  
Brainerd, MN 56401

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

I&G SFR I Borrower, LLC, a Delaware limited liability company  
1887 Whitney Mesa Drive, #3380  
Henderson, NV 89014

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

4. ADDRESS OF PROPERTY:

2454 W Sawtooth Way  
Queen Creek, AZ 85142

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

I&G SFR I Borrower, LLC, a Delaware limited liability company  
1887 Whitney Mesa Drive, #3380  
Henderson, NV 89014

(b) Next tax payment due 10/2022

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.

FOR RECORDER'S USE ONLY

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: \$ 400,000.00

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

12. DOWN PAYMENT \$ 400,000 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback) 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: 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 attached Exhibit "A"

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 11<sup>th</sup> day, Maricopa of, 2021

Notary Public \_\_\_\_\_

Notary Expiration Date 10-12-2025

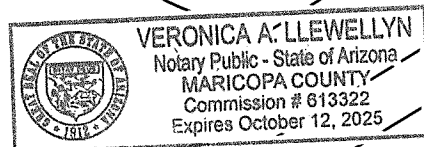
Signature of Buyer / Agent \_\_\_\_\_

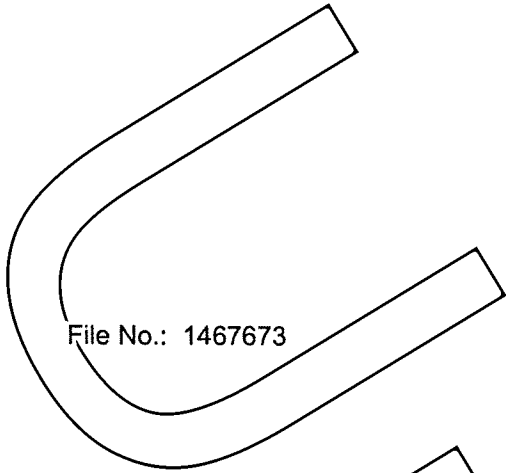
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11<sup>th</sup> day November of, 2021

Notary Public \_\_\_\_\_

Notary Expiration Date 10-12-2025





File No.: 1467673

**EXHIBIT "A"**  
**Legal Description**

Lot 46, PHASE 1 AT MORNING SUN FARMS, according Cabinet D, Slide 172 records of Pinal County, Arizona.

