



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/16/2021 1405
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-145426

Recording Requested By:
Empire Title Agency

And When Recorded Mail To:
Nakuna And Brandon Group, LLC., an Arizona
limited liability company
4640 E. Hazeltine Way
Chandler, AZ 85249

Escrow No. 1466934- PF

This area reserved for County Recorder

SPECIAL WARRANTY DEED

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

Crested Cactus, LLC., an Arizona limited liability company

do/does hereby convey to

Nakuna And Brandon Group, LLC., an Arizona limited liability company

the following described real property situated in County of Pinal, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

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

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Date: November 4, 2021

Crested Cactus, LLC., an Arizona limited liability company

Carolyn M. Oursland
Carolyn M. Oursland, Manager

State of Arizona

County of Yavapai)
).ss

On 5 day of November, 2021, before me, the undersigned Notary Public, **Carolyn M. Oursland as Manager of Crested Cactus, LLC., 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 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: 8/25/2022

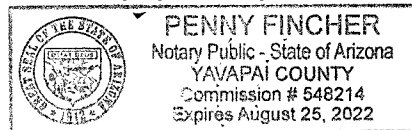


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1466934

Lot 5713, ARIZONA CITY UNIT 9, according to the plat of record in Book 10 of Maps, Page 15, Book 19 of Maps, Page 40 and amended in Cabinet A of Maps, slides 4 through 8, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-08-214
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:

Crested Cactus, LLC., an Arizona limited liability company
P.O. Box 3284
Carefree, AZ 85377

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

Nakuna and Brandon Group, LLC., an Arizona limited liability company
2869 E. Isaiah Avenue
Gilbert, AZ 85298

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

4. ADDRESS OF PROPERTY:

14861 S Capistrano Road
Arizona City, AZ 85123

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

Nakuna and Brandon Group, LLC., an Arizona limited liability company
2869 E. Isaiah Avenue
Gilbert, AZ 85298

(b) Next tax payment due October 1st, 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 [Signature]

State of Arizona, County of Yavapai

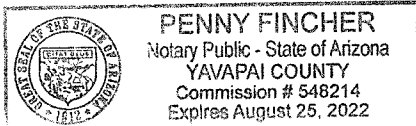
Subscribed and sworn to before me

on this 5 day November of, 2021

Notary Public [Signature]

Notary Expiration Date 8/25/2022

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-145426
RECORD DATE 11/16/2021

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: \$ 19,000.00

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

12. DOWN PAYMENT \$ 19,000.00

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: \$ 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"

Signature of Buyer / Agent [Signature]

State of Arizona, County of Yavapai

Subscribed and sworn to before me on this

9 day Nov of, 2021

Notary Public [Signature]

Notary Expiration Date 8/25/2022

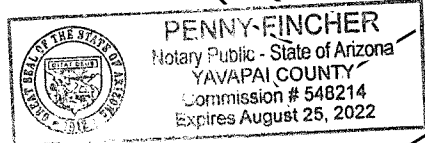




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