



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/30/2021 1327
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-151241

RECORDING REQUESTED BY
INFINITY TITLE AGENCY, LLC

AND WHEN RECORDED MAIL TO:
Coconut Properties, LLC, an Arizona
Limited Liability Company

ESCROW NO.: 08143340-856-MAD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Adrian Hoffner and Elvina Hoffner, Husband and Wife
do/does hereby convey to
Coconut Properties, LLC, an Arizona Limited Liability Company
the following real property situated in Pinal County, 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.

Dated 11-29-2021

SELLERS:

Adrian Hoffner
Adrian Hoffner

Elvina Hoffner
Elvina Hoffner

State of ARIZONA
County of ~~Pinal~~ ^{IA} Maricopa } ss.

On 11/29/2021, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Adrian Hoffner and Elvina Hoffner 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.

FOR NOTARY SEAL OR STAMP



IVAN AGUILA
Notary Public - Arizona
Maricopa Co. / #592387
Expires 09/12/2024

WITNESS my hand and official seal

Signature

[Signature]

Large diagonal watermark text: "PINAL COUNTY ARIZONA"

EXHIBIT "A"

Legal Description

Lot 5902, of ARIZONA CITY UNIT NINE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 15 and Amended in Cabinet A, Slide 4 through 8.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-08-4030
 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? n/a

Please list the additional parcels below (attach list if necessary):

- (1) n/a (2) n/a
 (3) n/a (4) n/a

2. SELLER'S NAME AND ADDRESS:

Adrian Hoffner
14804 South Padres Rd.
Arizona City, AZ 85123

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

Coconut Properties, LLC, an Arizona Limited Liability Company
2533 E. Minton St.,
Mesa, AZ 85213

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

4. ADDRESS OF PROPERTY:

14804 South Padres Rd.
Arizona City, AZ 85123

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

Coconut Properties, LLC, an Arizona Limited Liability Company
2533 E. Minton St.
Mesa, AZ 85213

(b) Next tax payment due 04/2022

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.

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.

Adrian Hoffner
 Signature of Seller / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29 day of November, 2021
 Notary Public
 Notary Expiration Date 9/12/2024

 **IVAN AGUILA**
 Notary Public - Arizona
 Maricopa Co. / #592387
 Expires 09/12/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-151241
 RECORD DATE 11/30/2021

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: \$ 214,990.00

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

12. DOWN PAYMENT \$ 0

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: Hard Money Loan

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:
 \$ 1 0 00 AND
 briefly describe the Personal Property: n/a

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:
n/a

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

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

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

[Signature]
 Signature of Buyer / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 30th day of Nov, 2021
 Notary Public
 Notary Expiration Date 09/15/2024


 **JULIE AUSTIN**
 Notary Public - Arizona
 Maricopa Co. / #589240
 Expires 09/15/2024

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