



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 12/16/2021 1521
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-159362

RECORDING REQUESTED BY
Encore Title Agency

AND WHEN RECORDED MAIL TO:
**HTI Partners LLC
30 N Gould St
Ste R
Sheridan, WY 82801**

ESCROW NO.: **08146266-821-CKP**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

John L. Maurice, An Unmarried Man

do/does hereby convey to

HTI Partners LLC, A Wyoming 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 December 10, 2021

SELLER:

John L. Maurice
John L. Maurice

State of ~~ARIZONA~~ NEW MEXICO } ss:
County of ~~Pinal~~ BERNALILLO

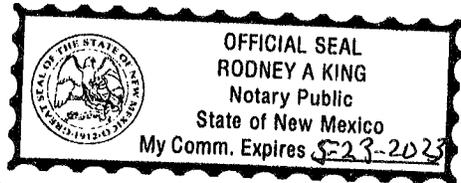
On DECEMBER 10, 2021, before me,
The Undersigned _____,

a Notary Public in and for said County) and State, personally
appeared John L. Maurice
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.

WITNESS my hand and official seal.

Signature Rodney A King

FOR NOTARY SEAL OR STAMP



Escrow.com

EXHIBIT "A"
Legal Description

Lot 3, of Century Homes Venture Amended, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 16 of Maps, Page 7.

Century Homes

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 507-10-040
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

John L. Maurice
1025 N. Campbell Dr.
Casa Grande, AZ

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

HTI Partners LLC
30 N Gould St, Ste R
Sheridan, WY 82801

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

4. ADDRESS OF PROPERTY:

1025 N. Campbell Dr.
Casa Grande, AZ 85122

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

HTI Partners LLC
30 N Gould St, Ste R
Sheridan, WY 82801

(b) Next tax payment due October 1, 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.

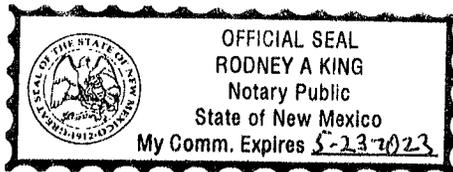
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 NEW MEXICO County of BERNALILLO
 Subscribed and sworn to before me on this 10 day of DECEMBER 2021
 Notary Public: Rodney A King
 Notary Expiration Date: 5-23-2023

Signature of Buyer / Agent: [Signature]
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 15th day of Dec 2021
 Notary Public: [Signature]
 Notary Expiration Date: 2-15-2023



GABRIELA MINERO
 Notary Public - Arizona
 Maricopa Co / #557939
 Expires 02/15/2023
 SFRM0135 (DSI Rev. 09/12/19)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-159362
 RECORD DATE 12/16/2021

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: \$ 164,500.00

11. DATE OF SALE (Numeric Digits): 12 / 2021
 Month / Year

12. DOWN PAYMENT \$ 3,150.00

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) Hard Money
 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):
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.

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