



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 12/21/2021 1608

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-161631

RECORDING REQUESTED BY

Millennium Title Agency  
Millennium Title Agency

AND WHEN RECORDED MAIL TO:

ABA Home Builder LLC, An Arizona  
Limited Liability Company  
5420 E Santa Rita Dr

ESCROW NO.: 08147223-846-CJL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

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

Christopher Bull, a Married Man as his Sole and Separate Property

do/does hereby convey to

ABA Home Builder 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 December 16, 2021

**SELLER:**

Christopher Bull

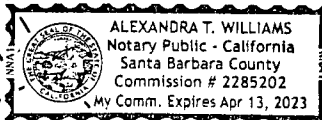
State of CALIFORNIA  
County of SANTA BARBARA } ss:

On DECEMBER 16, 2021, before me,  
The Undersigned ALEXANDRA T. WILLIAMS,  
a Notary Public in and for said County and State, personally  
appeared Christopher Bull  
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

WITNESS my hand and official seal.

Signature \_\_\_\_\_



Escrow.com

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

Lot 320, of ARIZONA CITY UNIT TWELVE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 16 of Maps, Page 15.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-12-320  
 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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Christopher Bull  
315 Consuelo Dr. Unit B  
Santa Barbara, CA 93110

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

ABA Home Builder LLC, An Arizona Limited Liability Company  
5420 E Santa Rita Dr  
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

10942 W Cambria Cir  
Arizona City, AZ 85123

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

ABA Home Builder LLC, An Arizona Limited Liability Company  
5420 E Santa Rita Dr  
San Tan Valley, AZ 85140

(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.

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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Notary Expiration Date \_\_\_\_\_

SEE ATTACHED CALIFORNIA JUDICIARY  
 ATW

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-161631  
 RECORD DATE 12/21/2021

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: \$ 18,500.00

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

12. DOWN PAYMENT \$ 18,500.00

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):

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

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 20 day of DEC, 2021

Notary Public Kristen E. Schmitz

Notary Expiration Date 9.30.2024



**KRISTEN E. SCHMITZ**  
 Notary Public - Arizona  
 Pinal Co. / #588681  
 Expires 09/30/2024

**CALIFORNIA JURAT**

**GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on

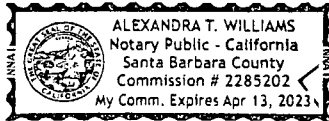
this 16<sup>th</sup> day of DECEMBER, 20 21, by  
Date Month Year

(1) CHRISTOPHER BULL

(and (2) \_\_\_\_\_),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature \_\_\_\_\_

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: AFFIDAVIT OF PROPERTY VALUE

Document Date: DEC. 16, 2021 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

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ARIZONA CITY UNIT TWELVE