



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 12/22/2021 1220

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-161969

RECORDING REQUESTED BY:  
Empire Title Agency

WHEN RECORDED MAIL TO:  
Jesus Carrillo  
35041 North Bandolier Drive  
San Tan Valley, AZ 85142

FILE NO.: 1528630 - JK

SPACE ABOVE THIS LINE FOR RECORDERS USE

1/2

**WARRANTY DEED**

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

**Litchfield Park Holdings, LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**Jesus Carrillo, a married man as his sole and separate property**

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

Lot 288, PHASE 2 AT MORNING SUN FARMS, according to Book E, of Maps, page 28, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in the Patent recorded in Book 42 of Deeds, page 16, records of Pinal County.

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: December 20, 2021

File No.: 1528630  
Warranty Deed – Continued  
Page 2

Litchfield Park Holdings, LLC, an Arizona Limited Liability Company

By: Gordon Bluth  
Gordon Bluth, Manager

State of Utah )  
County of Salt Lake ) ss

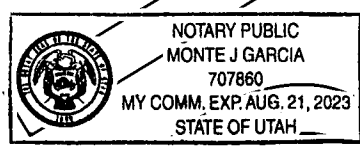
On 21 day of December, 2021, before me, the undersigned Notary Public, **Gordon Bluth as Manager of Litchfield Park Holdings, LLC, an Arizona Limited Liability Company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed 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)

Monte J Garcia  
Notary Public

My commission expires: 08-21-2023



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-03-389  
 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? NONE

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Litchfield Park Holdings, LLC, an Arizona Limited Liability Company  
21738 E. Orion Way  
Queen Creek, AZ 85142

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

Jesus Carrillo  
35041 North Bandler Drive  
San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:

35041 North Bandler Drive  
San Tan Valley, AZ 85142

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

Jesus Carrillo  
35041 North Bandler Drive  
San Tan Valley, AZ 85142

(b) Next tax payment due 10/01/2022

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 Utah, County of Salt Lake

Subscribed and sworn to before me

on this 21 day Dec of 2021

Notary Public [Signature]

Notary Expiration Date 08-21-2023

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-161969  
 RECORD DATE 12/22/2021

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: \$ 207,539.76

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

12. DOWN PAYMENT \$ 207,539 76

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]

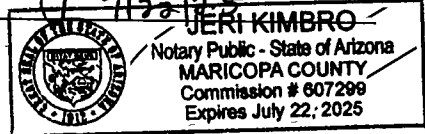
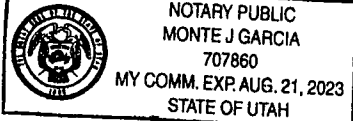
State of Arizona, County of Maricopa

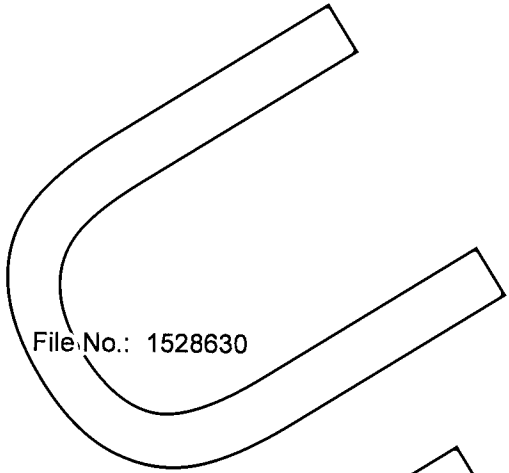
Subscribed and sworn to before me on this

22 day December of 2021

Notary Public [Signature]

Notary Expiration Date 7/22/2025





File.No.: 1528630

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

Lot 288, PHASE 2 AT MORNING-SUN FARMS, according to Book E, of Maps, page 28, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in the Patent recorded in Book 42 of Deeds, page 16, records of Pinal County.

