

# OFFICIAL RECORDS OF PINAL COUNTY RECORDER Virginia Ross

Electronically Recorded

DATE/TIME:

12/28/2021 1645

FEE:

\$30.00

PAGES:

3

FEE NUMBER: 2021-164390

Liability Company/ Denzel Pereira 337.7 S Price Rd 107 Chandler, AZ 85248

RECORDING REQUESTED BY:

Éidelity National Title Agency, Inc.

Eścrow No.: 21023367-021-ARM

AND WHEN RECORDED MAIL TO: Skyline II, LLC, a Delaware Limited

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

CJMG Investments, LLC, An Arizona Limited Liability Company

("Grantor") conveys to

Skyline II, LLC, a Delaware Limited Liability Company

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HÉRETO ÁND MADE Á PART HEREOF.

Current taxes and other assessments, reservations in patents and all SUBJECT TO: easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: December 22, 2021

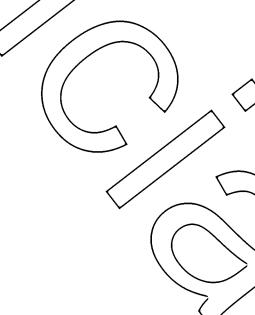
Grantor(s):

SELLER:

CJMG Investments, LLC, an Arizona

limited/liability company

By: Chris Johnson Its: Member



Last Saved: 12/22/2021 3:29 PM by ARM Escrow No.: 21023367-021-ARM

Warranty Deed WDEED (DSI Rev. 08/21/18)

Page 1

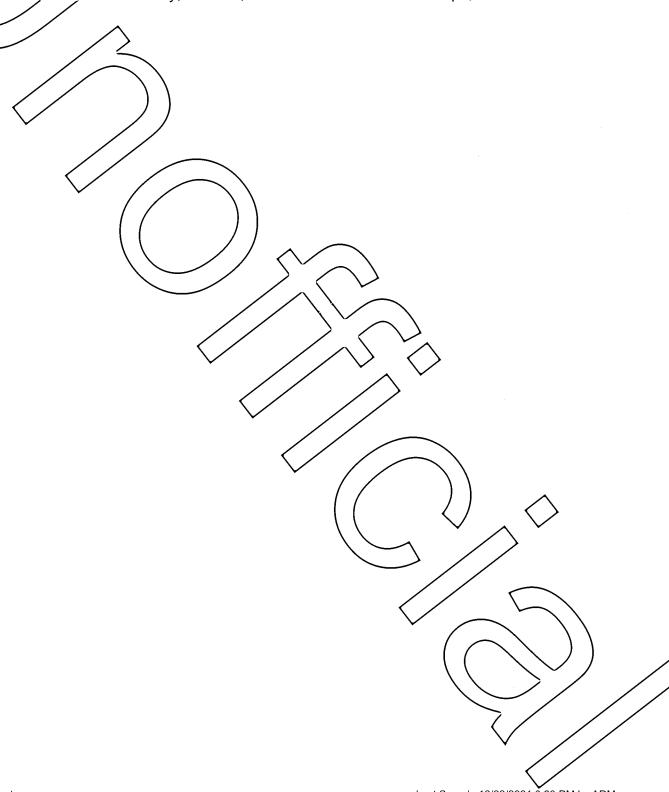
NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED
State of Ariona ) ss  County of: Mariona ) ss
The foregoing document was acknowledged before me this 28 day of December, 2011, by Chris Johnson.
(Seal)
My commission expires:  Notery Public  MARK S. ESPINOSA Notary Public - State of Arizona MARICOPA COUNTY Commission # 584770 Expires August 20, 2024
The following information is provided in accordance with Arizona Revised Statutes Section 33-401(C), effective July 28, 2010, which states, in part:
IN EVERY DEED OR CONVEYANCE OF REAL PROPERTY-IN WHICH THE GRANTEE IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29 IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S NAME AND ADDRESS AND THE STATE IN WHICH THE GRANTEE IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE IS CHARTERED OR FORMED.
Grantee's Capacity (please check applicable box below):  Individual (Complete #2 and #3 only)  Bank  Other Financial Institution  Corporation  Limited Liability Company (LLC)  Limited Liability Partnership (LLP)  Other (Please Describe)
Grantee's Name: Skyline II, LLC, a Delaware Limited Liability Company
Grantee's Address: 3377 S Price Rd 107 Chandler, AZ 85248
State in which Grantee is Incorporated, Organized, Licensed, Chartered, or Registered: AZ Country under which Grantee is Chartered or Formed: USA

Warranty Deed WDEED (DSI Rev. 08/21/18) Last Saved: 12/22/2021 3:29 PM by ARM Escrow No.: 21023367-021-ARM

### **EXHIBIT A**

### **Legal Description**

Lot 159, of Final Plat for Dominion Creek, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 188.



AFFIDAVIT OF PROPERTY VALUE  1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	FOR RECORDER'S USE ONLY
Primary Parcel:  509-38-789  BOOK MAP PARCEL SPLIT  Does this sale include any parcels that are being split / divided?  Check one:  Yes I No I  How many parcels, other than the Primary Parcel, are included in this	COUNTY OF RECORDATION PINAL FEE NO 2021-164390 RECORD DATE 12/28/2021
Please list the additional parcels below (attach list if necessary):  (1) (2) (3) (4)  2. SELLER'S NAME AND ADDRESS:  CJMG Investments, LLC, An Arizona Limited Liability Company	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. (A) Warranty Deed d. (Contract or Agreement b. (Contract or Agreement deed)
5045 N 12th St B / / /	c. ☐ Joint Tenancy Deed f. ☐ Other:
Phoenix, AZ 85014	10. SALE PRICE: \$ 380,000.00
(a) BUYER'S NAME AND ADDRESS:     Skyline II, LLC, a Delaware Limited Liability Company	11. DATE OF SALE (Numeric Digits): 11 / 21 Month / Year
3377 S Price Rd 107	12. DOWN PAYMENT \$ 113 750. U
Chandler, AZ 85248  (b) Are the Buyer and Seller related? Yes No Zi  If Yes, state relationship:	13. METHOD OF FINANCING: a. □ Cash (100% of Sale Price) b. □ Barter or trade  13. METHOD OF FINANCING: e. □ New loan(s) from financial institution: (1) □ Conventional
4. ADDRESS OF PROPERTY:	(2) 🗖 VA
297 East Impala Court	c. Assumption of existing loan(s) (3) FHA f. Other financing; Specify:
Casa Grande, AZ 85122	d. ☐ Seller Loan (Carryback)
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	14. PERSONAL PROPERTY (see reverse side for definition): (a) Did the Sale Price in Item 10 include Personal Property that
Skyline II, LLC, a Delaware Limited Liability Company  3-775 Kulp Ford, \$107  Chandle 12, 95249  (b) Next tax payment due UH 20 9.72	impacted the Sale Price by 5 percent or more? Yes No (b) If Yes, provide the dollar amount of the Personal Property:    \$   00   AND
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
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	briefly describe the partial interest:  16. SOLAR / ENERGY EFFICIENT COMPONENTS:  (a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or moré? Yes □ No □ No □ If Yes, briefly, describe the solar / energy efficient components:
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6	
above, please check one of the following:  a.   7 be used as a primary residence.	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
<ul> <li>b.        ☐ To be rented to someone other than a "qualified family member."</li> <li>c. ☐ To be used as a non-primary or secondary residence.</li> </ul>	ALGO MANAGEMENT AND
See reverse side for definition of a "primary residence, secondary residence" and "family member."	MAN II
8. If you checked <b>e</b> or <b>f</b> in Item 6 above, indicate the number of units:	18. LEGAL DESCRIPTION (attach copy if necessary):
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.	SEE EXHIBIT "A" ATTACHED HERÉTO AND MADE A PART HEREOF.
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBE	FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF D PROPERTY.
Many Velagyul Z Signature of Seller / Agent	Signature of Buyer / Agent
State of M 2014 County of MUN (UP4)	State of Anzona, County of Mancopa
Subscribed and sworn to before me on this 25 day of December 2021	Subscribed and sworn to before me on this 13 day of Decry voca 20 ZI
Notary Public	Notary Public A
Notary Expiration Date 10/31/2020	Notary Expiration Date 7 3 1 3025
JENNIFER M. EAVES Notary Public - Arizona Maricopa Co. / #552674 Expires 10/31/2022	ADRIANA HAGEN Notary Public - Arizona Maricopa Co. / #609959 Expires 07/31/2025

## EXHIBIT "A" Legal Description

Lot 159, of Final Plat for Dominion Creek, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 188.

