



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/30/2021 1334
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-165697

WHEN RECORDED MAIL TO:
Rox Homes, LLC, an Arizona
Limited Liability Company
PO Box 11190
Casa Grande, AZ 85130

**COURTESY RECORDING
NO TITLE LIABILITY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Shearer Development LLC, an Arizona Limited Liability Company

do/does hereby convey to

Rox Homes, LLC, an Arizona Limited Liability Company

the following real property situated in Pinal County, State of 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 28, 2021

Grantors:

Shearer Development LLC,
an Arizona Limited Liability Company

By: Shearer Rox LLC,
an Arizona Limited Liability Company, Manager

BY: CJ Shearer LLC
an Arizona Limited Liability Company, Manager

By: 
Clinton Shearer, Member



State of Arizona)ss:
County of Pinal

FOR NOTARY SEAL OR STAMP

On this 30th day of December, 2021
before me,

The Undersigned
a Notary Public in and for said County and State, personally
appeared Clinton Shearer, as Member of Shearer Development
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 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.

Notary Public: [Signature]

My Commission Expires: 6/20/2024

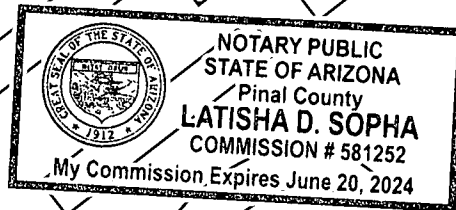
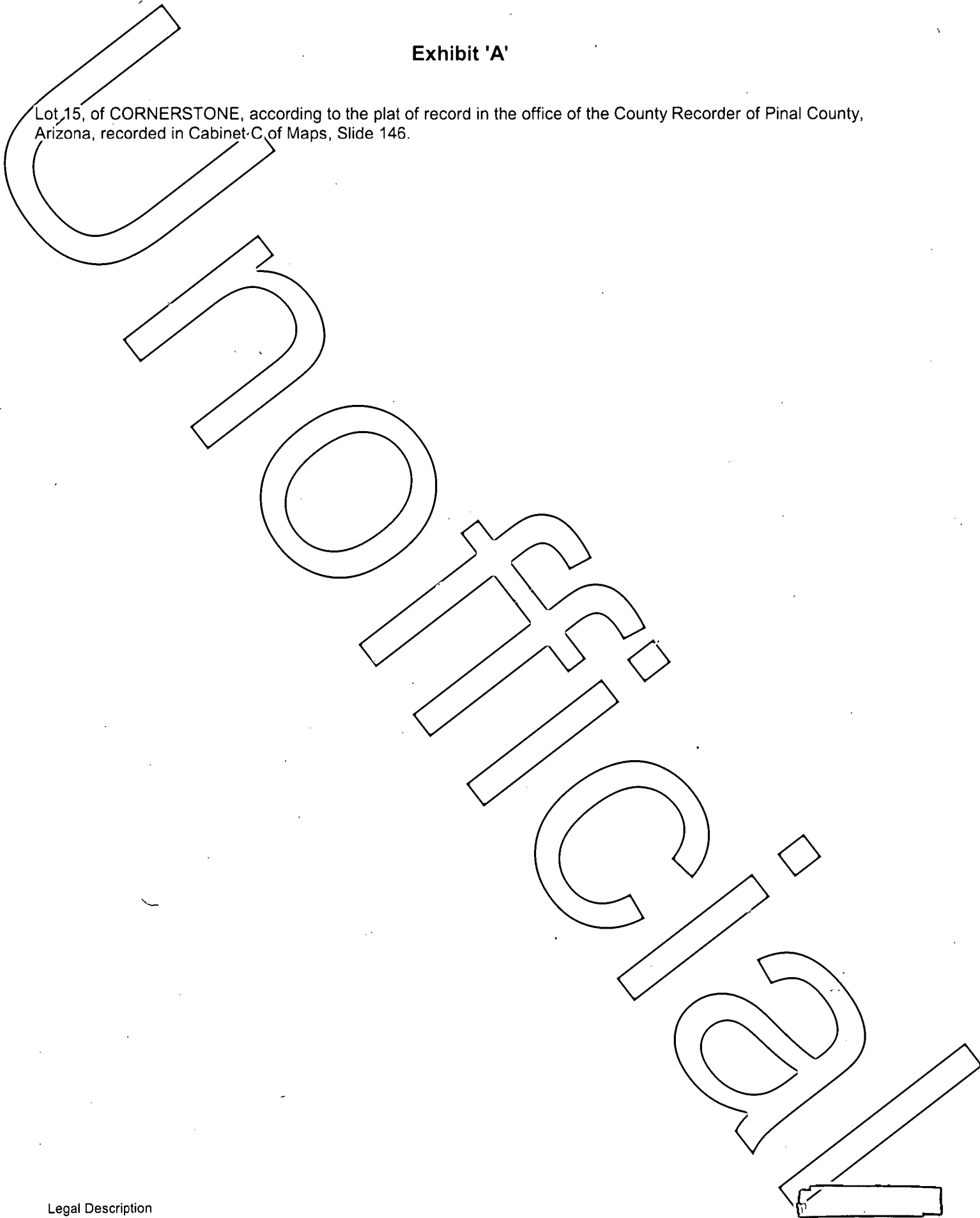


Exhibit 'A'

Lot 15, of CORNERSTONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C of Maps, Slide 146.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-68-0150
 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:

Shearer Development LLC, an Arizona Limited Liability Company
PO Box 10491 Casa Grande, AZ 85130

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

Rox Homes, LLC, an Arizona Limited Liability Company
PO Box 11190
Casa Grande, AZ 85130

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

4. ADDRESS OF PROPERTY:

382 E. Cornerstone Cir.
Casa Grande, AZ 85122

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

Rox Homes, LLC, an Arizona Limited Liability Company
PO Box 11190
Casa Grande, AZ 85130

(b) Next tax payment due 2021 (current)

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
- i. Other Use

7. RESIDENTIAL BUYER'S USE: If you checked b, c, or d above, please check one of the following:

- To be used as a primary residence
- To be rented to someone other than a "qualified family member"
- To be used as a non-primary or secondary residence

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home _____

9. TYPE OF DEED OR INSTRUMENT (Check Only One)

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract of Agreement
- e. Quit Claim Deed
- f. Other: _____

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 Arizona, County of Pinal

Subscribed and sworn to before me this 30 day of December, 2021

Notary Public _____

Notary Expiration Date 2/2/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-165697
 RECORD DATE 12/30/2021

10. SALE PRICE \$ 140,000 00

11. DATE OF SALE (Numeric Digits): 12 / 21
 Month / Year

12. DOWN PAYMENT \$ _____ 00

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: _____

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

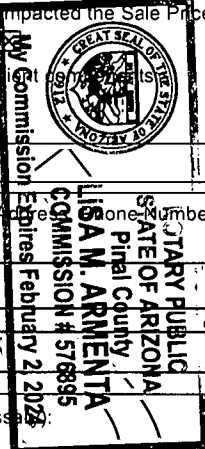
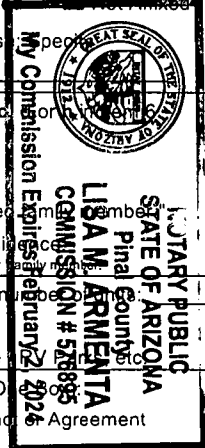
If Yes, briefly describe the solar / energy efficient components: _____

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

See #5

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.



Signature of Buyer/Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me this 30 day of December, 2021

Notary Public _____

Notary Expiration Date 2/2/2024

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Cornerstone