



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/05/2022 1651

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-001876

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Nolberto E. Gardea, III and Amanda C. Espinoza
1678 S. Wooten St
Coolidge, AZ 85128

WARRANTY DEED

Escrow No. 296-6184786 (TD)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Offerpad SPE Borrower A, LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Nolberto E. Gardea, III and Amanda C. Espinoza, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 201, OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 172.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File.No.: 296-6184786 (TD)
A.P.N.: 205-24-1510

Warranty Deed - continued

DATED: November 29, 2021

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Offerpad SPE Borrower A, LLC , a Delaware limited liability company

By: Michelle Stewart
Name: **Michelle D. Stewart**
Title: Authorized Signer
Authorized Signer

STATE OF Arizona)
County of Maricopa) ss.

On December 03, 2021, before me, the undersigned Notary Public, personally appeared MICHELLE STEWART, the Authorized Signor of Offerpad SPE Borrower A, LLC, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Michelle Logan
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated November 29, 2021 by and between Offerpad SPE Borrower A, LLC, a Delaware limited liability company and Nolberto E. Gardea, III and Amanda C. Espinoza, husband and wife.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: November 29, 2021

Nolberto E. Gardea III
Nolberto E. Gardea III

Amanda C. Espinoza
Amanda C. Espinoza

STATE OF AZ)
County of Maricopa) ss.

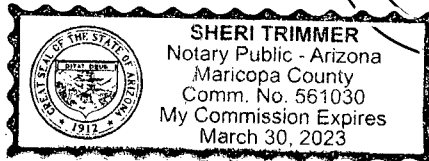
On Jan 5, 2022, before me, the undersigned Notary Public, personally appeared **Nolberto E. Gardea, III and Amanda C. Espinoza**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

3-30-23

Sheri Trimmer
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-24-1510 2

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Offerpad SPE Borrower A, LLC
2150 East Germann Road, Suite 1
Chandler, AZ 85286

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

Nolberto E. Gardea, III and Amanda C. Espinoza
1678 S Wooten St
Coolidge, AZ 85128

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1678 S Wooten St
Coolidge, AZ 85128

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

Nolberto E. Gardea, III and Amanda C. Espinoza
1678 S Wooten St
Coolidge, AZ 85128

(b) Next tax payment due 2ND HALF 2021

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. Agriculture
- 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

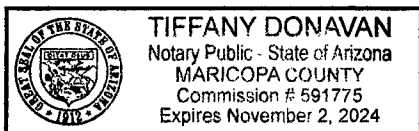
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5 day of Jan 2022

Notary Public [Signature]

Notary Expiration Date 11/30/24

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-001876
RECORD DATE 01/05/2022

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: \$ 260,000.00 00

11. DATE OF SALE (Numeric Digits): 1 1 / 2 1 Month/Year

12. DOWN PAYMENT \$ 0 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: \$ 0.00 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):

Nolberto E. Gardea, III and Amanda C. Espinoza
1678 S Wooten St
Coolidge, AZ 85128

18. LEGAL DESCRIPTION (attach copy if necessary):

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5 day of Jan 2022

Notary Public [Signature]

Notary Expiration Date 3-30-23

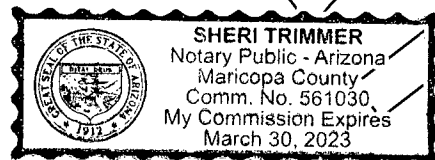


EXHIBIT 'A'

File No.: **296-6184786 (TD)**

Property: **1678 S Wooten St, Coolidge, AZ 85128**

LOT 201, OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 172.

A.P.N. 205-24-1510 2

County of Pinal