



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 01/14/2022 1528

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-006130

**RECORDING REQUESTED BY:**

Security Title Agency, Inc

Escrow No.: 64210721-064-MJ6

**WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:**

Funk Family Enterprises, LLC, an Arizona  
limited liability company

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Jupiter Realty Associates, a New York general partnership**

("Grantor") conveys to

**Funk Family Enterprises, 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

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

Dated December 13, 2021

Grantor(s):

Jupiter Realty Associates, a New York general partnership

By: James E. Zeller  
Its: Executive Committee member

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of New York  
County of Madison

Acknowledged before me this 14 day of December 2021

by JAMES E. Zeller

(Seal)

SANDRA A. DERIENZO  
Notary Public, State of New York  
Qual. in Onon. Co No 01DE6095320  
Commission Expires July 7, 20 23

Sandra A. Derienzo  
Notary Public

WARRANTY DEED

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GOLD CANYON, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS

Lots 5, 9 and 11, of GOLD CANYON EAST PARCEL 9, according to Plat in Recording No. 2017-5048, records of Pinal County, Arizona.

WARRANTY DEED

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-74-413  
 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) 104-74-419 (2) 104-74-417  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Jupiter Realty Associates, a New York general partnership  
9640 E Skyview Place  
Gold Canyon, AZ 85118

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

Funk Family Enterprises, LLC, an Arizona limited liability company  
1806 N Lindsay Rd  
Mesa, AZ 85213

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

4. ADDRESS OF PROPERTY:

9633 E Quarter Loop Lots 5, 9, 11  
Gold Canyon, AZ 85118

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

Funk Family Enterprises, LLC, an Arizona limited liability company  
1806 N Lindsay Rd  
Mesa AZ 85213

(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]  
 Signature of Seller / Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 14th day of Jan. 2022  
 Notary Public Mary Jane Riding  
 Notary Expiration Date 8-15-2022

[Signature]  
 Signature of Buyer / Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 14th day of Jan. 2022  
 Notary Public Mary Jane Riding  
 Notary Expiration Date 8-15-2022



**MARY JANE RIDING**  
 Notary Public - Arizona  
 Maricopa Co. / #548216  
 Expires 08/15/2022

**MARY JANE RIDING**  
 Notary Public - Arizona  
 Maricopa Co. / #548216  
 Expires 08/15/2022

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2022-006130  
 RECORD DATE 01/14/2022

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: \$ 518,795.00

11. DATE OF SALE (Numeric Digits): 01 / 2022  
 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:

\$ 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Lots 5, 9 and 11, of GOLD CANYON EAST PARCEL 9, according to Plat in Recording No. 2017-5048, records of Pinal County, Arizona.

*Watermark: MORRIS*