



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*
When recorded mail to:

MCM Estates, LLC, an Arizona limited liability company
508 E Nance St
Mesa, AZ 85203

DATE/TIME: 01/21/2022 1212
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-008202

Escrow No.: 30212116-ds

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Jinan S Al-Sammarie, a single woman**, the GRANTOR does hereby convey to **MCM Estates, LLC, an Arizona limited liability company, an Arizona limited liability company**, the GRANTEE, the following real property situated in **PINAL** County, Arizona:

LOT 23, ALTERRA NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE, 88 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005- 005809, OF OFFICIAL RECORDS.

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

Dated: January 18, 2022

See Signatures and Notary Acknowledgment Page Attached

Warranty Deed - continued

Escrow No.: 30212116-ds

Signatures and Notary Acknowledgment Page

Jinan S Al-Sammarie
Jinan S Al-Sammarie

STATE OF ARIZONA }
 }SS
County of MARICOPA }

Subscribed and sworn to before me this 18 day of January 20 22, by Jinan S Al-Sammarie

In witness whereof I hereunto set my hand and official seal.

Teresa Seyler
Notary Public

My Commission Expires: 2/20/25



Large, faint, diagonal watermark text reading "ARIZONA" is visible across the bottom half of the page.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 512-36-0230 1
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS
 Jinan S Al-Sammarie
 45271 W Buckhorn Trl
 Maricopa, AZ 85139

3. (a) BUYER'S NAME AND ADDRESS:
 MCM Estates, LLC, an Arizona limited liability company
 508 E Nance St
 Mesa, AZ 85203

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

4. ADDRESS OF PROPERTY:
 45271 W Buckhorn Trl
 Maricopa, AZ 85139

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
 MCM Estates, LLC, an Arizona limited liability company
 508 E Nance St
 Mesa, AZ 85203
 (b) Next tax payment due: October 1, 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 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

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-008202
 RECORD DATE 01/21/2022

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 303000 00

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

12. DOWN PAYMENT \$ 30300 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 b. Barter or trade (2) VA
 (3) FHA
 c. Assumption of existing loan(s)
 d. Seller loan (Carryback) f. Other financing; Specify: Private Loan

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):
Clear Title Agency of Arizona
 1530 E. Williams Field Rd. Ste. 110, Gilbert, AZ 85295
 (480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

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 AZ, County of Maricopa
 Subscribed and sworn to before me on this 20 day of Jan 2022
 Notary Public _____
 Notary Expiration Date 1/29/2022

Signature of Buyer / Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 19 day of Jan 2022
 Notary Public _____
 Notary Expiration Date 1/29/2022

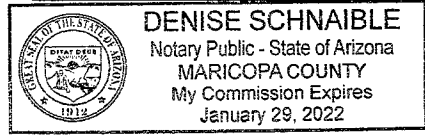
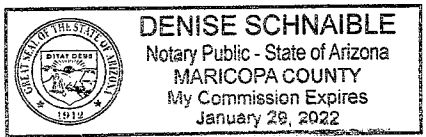


EXHIBIT "A"

LOT 23, ALTERRA NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE, 88 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005- 005809, OF OFFICIAL RECORDS.

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