



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/31/2022 1620
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-012447

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

Christopher Kane and Michelle Kane
14804 S Padres Rd
Arizona City, AZ 85123

Escrow No.: 30220005-ds

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Coconut Properties LLC, an Arizona liability company**, the GRANTOR does hereby convey to **Christopher Kane and Michelle Kane, husband and wife**, the GRANTEE, the following real property situated in **PINAL** County, Arizona:

LOT 5902, OF ARIZONA CITY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 15 AND AMENDED IN CABINET A, SLIDE 4 THROUGH 8.

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 31, 2022

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 30220005-ds

Signatures and Notary Acknowledgment Page

Coconut Properties LLC, an Arizona limited liability company

BY: [Signature]
Spencer Caldwell
Manager

STATE OF ARIZONA

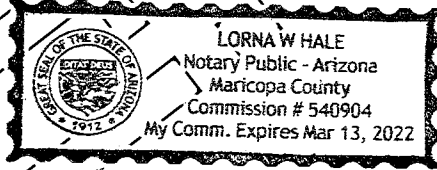
County of Maricopa } SS

Subscribed and sworn to before me this 27 day of January 20 22, by Spencer Caldwell, who acknowledges to be the Manager of Coconut Properties LLC, an Arizona limited liability company, and as such, officer is duly authorized on behalf of the company.

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

[Signature]
Notary Public

My Commission Expires: 3-13-22



[Large diagonal watermark text: "COCONUT PROPERTIES LLC"]

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

This Acceptance is to be attached to that particular Warranty Deed dated January 31, 2022 by and between **Coconut Properties LLC**, an Arizona limited liability company, as Grantors, and **Christopher Kane and Michelle Kane**, as Grantees.

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.

Dated: January 31, 2022

Christopher Kane
Christopher Kane

Michelle Kane
Michelle Kane

State of Arizona)
County of Maricopa) ss.

On January 31, 2022, before me, the undersigned Notary Public, personally appeared **Christopher Kane and Michelle Kane**, 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: 2/20/25

Teresa Seyler
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-08-4030 3

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

Coconut Properties LLC, an Arizona limited liability company
3303 E Baseline Rd Suite 119
Gilbert, AZ 85234

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

Christopher Kane and Michelle Kane
4805 N 87th Ave
Phoenix, AZ 85037

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

4. ADDRESS OF PROPERTY:

14804 S Padres Rd
Arizona City, AZ 85123

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

Christopher Kane and Michelle Kane
14804 S Padres Rd
Arizona City, AZ 85123

(b) Next tax payment due: October 1, 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:

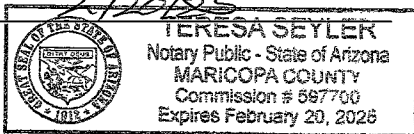
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- 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 of Seller / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 31 day of Jan 2022
Notary Public _____
Notary Expiration Date 2/20/25
DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-012447
RECORD DATE 01/31/2022

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: \$ 275000 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):

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.

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 31 day of Jan 2022
Notary Public _____
Notary Expiration Date 2/20/25

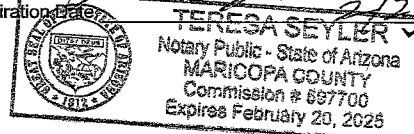


EXHIBIT "A"

LOT 5902, OF ARIZONA CITY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 15 AND AMENDED IN CABINET A, SLIDE 4 THROUGH 8.

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