



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/23/2022 1326

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-021626

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

WARRANTY DEED

File No. 266-6194276.(KT)

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

Coconut Properties LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Shirlene Hicks, an unmarried woman, the GRANTEE

the following described real property situated in Pinal County, Arizona:

See Attached Exhibit "A"

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.: 266-6194276 (KT)
A.P.N.: 512-37-585

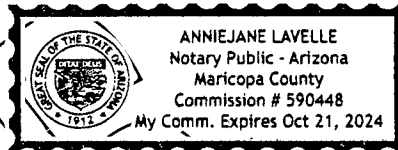
Warranty Deed - continued

DATED: January 18, 2022

Coconut Properties LLC, an Arizona limited liability company

By: [Signature]
Name: Spencer Caldwell
Title: Member

By: Alisa Caldwell
Name: Alisa Caldwell
Title: Member



STATE OF Arizona)
County of Maricopa) ss.

On February 16, 2022, before me, the undersigned Notary Public, personally appeared **Spencer Caldwell and Alisa Caldwell, Members of Coconut Properties 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:
October 21, 2024

[Signature]
Notary Public

EXHIBIT 'A'

File No.: **6194276-RL (ap)**

Property: **45289 W Applegate Rd, Maricopa, AZ 85139**

Lot 585, of ALTERRA SOUTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 89 and Affidavit of Correction recorded in Fee No. 2005-005810.

A.P.N. 512-37-585

COFFICE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-37-585 - 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
2533 E Minton St
Mesa, AZ 85213

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

Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

45289 W Applegate Rd
Maricopa, AZ 85139

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

Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

(b) Next tax payment due Oct 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. 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.

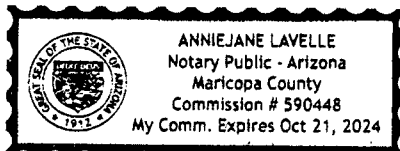
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 Annie Caldwell
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 16 day of February 20 22
Notary Public Annie Caldwell
Notary Expiration Date October 21, 2024
22
DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-021626
RECORD DATE 02/23/2022

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: \$ 370,000.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 2 2 Month/Year

12. DOWN PAYMENT \$ 188,000 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 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):

Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

Signed in counterpart

Signature of Buyer / Agent _____
State of Arizona, County of _____
Subscribed and sworn to before me on this _____ day of February 20 22
Notary Public _____
Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-37-585
 BOOK MAP PARCEL SPLIT

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Coconut Properties LLC
2533 E Minton St
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3. (a) BUYER'S NAME AND ADDRESS:

Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

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

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Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

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 Affixed Not Affixed
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- 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.

Signed in counterpart

Signature of Seller / Agent _____
 State of Arizona _____, County of _____
 Subscribed and sworn to before me on this _____ day of February 20 22
 Notary Public _____
 Notary Expiration Date _____
 22
 DOR FORM 82162 (04/2014)

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

Shirlene Hicks
3024 E Coconino Dr.
Gilbert, AZ 85298

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

Signature of Buyer / Agent Shirlene Hicks
 State of Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 22 day of February 20 22
 Notary Public Sheri Trimmer
 Notary Expiration Date 3-30-23

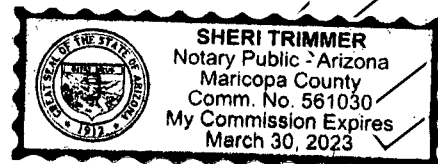


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A.P.N. 512-37-585

CONFIDENTIAL