



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/01/2022 1423

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-024916

WHEN RECORDED MAIL TO:

**DO NOT REMOVE THIS COVER SHEET
IT IS NOW PART OF THE RECORDED DOCUMENT**

DOCUMENT TO BE RE-RECORDED: WARRANTY DEED

This document is being re-recorded for the sole purpose of correcting the legal description, Exhibit "A-1" which has been attached hereto and made a part hereof.

ROSS



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross**
Electronically Recorded

DATE/TIME 04/28/2021 1606
FEE \$30.00
PAGES 2
FEE NUMBER: 2021-052964

RECORDING REQUESTED BY
Title Alliance of Phoenix Agency, LLC

APN **509-02-035-J**

WHEN RECORDED MAIL TO
Title Alliance of Phoenix Agency, LLC
4858 E. Baseline Road, Suite 104
Mesa, AZ 85206
File No. 684-002836

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged **Martin Holdings IV, LLC, an Arizona limited liability company** do hereby convey to **Nelson Contracting, LLC an Arizona limited liability company** the following real property situated in **Pinal County, Arizona**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36,

THENCE SOUTH 03°09'31" EAST ALONG THE EAST BOUNDARY LINE OF SECTION 36, ALSO BEING THE CENTERLINE OF GARY ROAD, A DISTANCE OF 1324.48 FEET TO THE NORTHEAST CORNER OF PARCEL 34 AS SHOWN ON AMENDED RESULTS OF SURVEY BONANZA HIGHLANDS, ACCORDING TO BOOK 2 OF SURVEYS, PAGE 192 AND THEREAFTER AFFIDAVIT OF CORRECTION, RECORDED FEBRUARY 05, 1996 IN RECORDING NO. 1996-004063, RECORDS OF PINAL COUNTY, ARIZONA,

THENCE SOUTH 89°57'13" WEST ALONG THE CENTERLINE OF RHEA ROAD, A DISTANCE OF 1768.08 FEET TO THE TRUE POINT OF BEGINNING,

THENCE SOUTH 01°06'50" EAST, A DISTANCE OF 675.91 FEET,

THENCE NORTH 89°57'13" WEST, A DISTANCE OF 352.60 FEET,

THENCE NORTH 01°06'50" WEST, A DISTANCE OF 675.91 FEET,

THENCE NORTH 89°57'13" EAST, A DISTANCE OF 352.60 FEET TO THE TRUE POINT OF BEGINNING,

SAID LOT COMPRISES OF 238,285.08 SQUARE FEET OR 5.4703 ACRES MORE OR LESS

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth

Dated this 26th day of April, 2021

Martin Holdings IV, LLC, an Arizona limited liability company

Andrew H. Martin

By: Andrew H. Martin Its: Member

State of ARIZONA
County of Maricopa

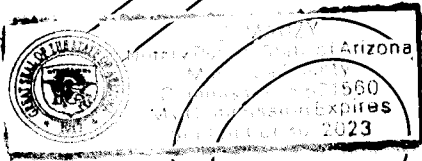
The foregoing instrument was acknowledged before me on 04/27/2021 by Andrew H. Martin, Member of Martin Holdings IV, LLC, an Arizona limited liability company.

[Signature]

Notary Public

My commission expires:

09/30/2023



D. Mauzy

MARICOPA



EXHIBIT "A-1"

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36;

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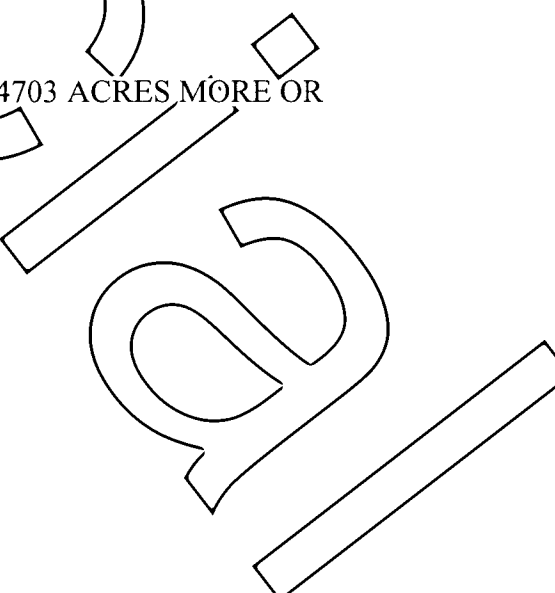
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WHEN RECORDED MAIL TO:

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2022-024916
03/01/2022

**DO NOT REMOVE THIS COVER SHEET
IT IS NOW PART OF THE RECORDED DOCUMENT**

DOCUMENT TO BE RE-RECORDED: AFFIDAVIT OF PROPERTY VALUE
This document is being re-recorded for the sole purpose of correcting the legal description, Exhibit "A-1" which has been attached hereto and made a part hereof.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **PORTION OF - 509-02-035-J**
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:

Martin Holdings IV, LLC, an Arizona limited liability company
4915 E Baseline Rd., Ste 105
Gilbert, AZ 85234

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

Nelson Contracting, LLC an Arizona limited liability company
30840 N. Royal Oak Way
San Tan Valley AZ 85143

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

4. ADDRESS OF PROPERTY:

Vacant Lot 1
San Tan Valley, AZ 85143

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

Nelson Contracting, LLC an Arizona limited liability company
30840 N. Royal Oak Way
San Tan Valley, AZ 85143

(b) Next tax payment due **October 1**

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
- 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.

Signed in counterpart

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

COUNTY OF RECORDATION **PINAL**
FEE NO **2021-052964**
RECORD DATE **04/28/2021**

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: **\$175,000.00**

11. DATE OF SALE (Numeric Digits): **02/2021**
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: **PRIVATE**

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** 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):

Title Alliance of Phoenix Agency, LLC
4858 E. Baseline Road, Suite 104
Mesa AZ 85206

18. LEGAL DESCRIPTION (attach copy if necessary):

See legal description attached hereto

Signature of Buyer / Agent

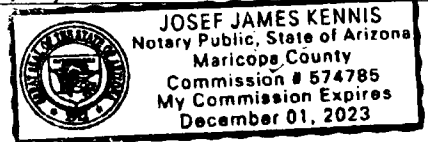
State of **Arizona**, County of **Pinal**

Subscribed and sworn to before me on this **27** day of **April** 20**21**

Notary Public _____

Notary Expiration Date **12-1-2023**

File No. **684-002836**



AFFIDAVIT OF PROPERTY VALUE

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Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 27 day of April, 2021

Notary Public

Notary Expiration Date 09/30/2022

DOR FORM 82162 (04/2014)



D. Mauzy

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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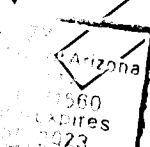
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Notary Public

Notary Expiration Date 09/30/2023

File No. **684-002836**

Signed in counterpart



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