



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 03/04/2022 1046  
FEE: \$30.00  
PAGES: 1  
FEE NUMBER: 2022-026423

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Covgee, LLC**  
**8343 W. Vernon Ave**  
**Phoenix, AZ 85037**

73606154-KDP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Wanda L Hisel, An Unmarried Woman do/does hereby convey to  
Covgee, LLC, An Arizona Limited Liability Company  
the following real property situated in Pinal County, Arizona:

Lot 81, of ARIZONA CITY ESTATES UNIT NO. 4, according to Book 13 of Maps, Page 57, records of  
Pinal County, Arizona.

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.

The Grantor warrants the title against all persons whomsoever.

DATED: January 28, 2022

Wanda L Hisel  
**Wanda L Hisel**

State of Kansas }  
County of Wyandotte } ss.

The foregoing instrument was acknowledged before me this 1 day of February, 2022, by  
Wanda L Hisel.

NOTARY PUBLIC - State of Kansas  
VIKKI D. DIXON  
My Appt. Expires 11/13/2023

NOTARY PUBLIC  
My commission expires: 11/13/2023

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511-44-0810  
 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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Wanda L Hisel  
4721 Wood Ave  
Kansas City, KS 66102

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

Covgee, LLC  
8343 W. Vernon Ave  
Phoenix, AZ 85037

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

4. ADDRESS OF PROPERTY:

0 Gold Dust Road, Lot 81  
Arizona City, AZ 85123

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

Covgee, LLC  
8343 W. Vernon Ave  
Phoenix, AZ 85037

(b) Next tax payment due 10/2022

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 definitions 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 2022-026423  
 RECORD DATE 03/04/2022

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: \$ 21,250.00

11. DATE OF SALE (Numeric Digits): 02 / 2022  
 Month / Year

12. DOWN PAYMENT \$ 21,250.00

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):

Pioneer Title Agency, Inc.  
7111 W. Bell Road, Suite 103, Glendale, AZ 85308  
 Phone: (623) 536-7688

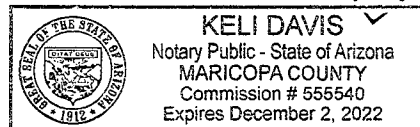
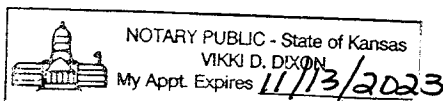
18. LEGAL DESCRIPTION (attach copy if necessary):

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.

Wanda L Hisel  
 Signature of Seller / Agent  
 State of Kansas, County of Wagandotte  
 Subscribed and sworn to before me on this 1 day of Feb 20 22  
 Notary Public [Signature]  
 Notary Expiration Date 11/13/2023

[Signature]  
 Signature of Buyer / Agent  
 State of ARIZONA, County of MARICOPA  
 Subscribed and sworn to before me on this 20th day of February 20 22  
 Notary Public [Signature]  
 Notary Expiration Date 12/21/2022



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

Lot 81, of ARIZONA CITY ESTATES UNIT NO. 4, according to Book 13 of Maps, Page 57, records of Pinal County, Arizona.

ARIZONA CITY ESTATES UNIT NO. 4