

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 76220246-076-MCW

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Eliezer Epstein
3 Tzfas Rd
202
Monroe, NY 10950

DATE/TIME: 03/09/2022 1550

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-028579

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Taryn Thompson and Matthew Thompson, wife and husband, who acquired title as
Taryn Strombach, an unmarried woman and Matthew Thompson, an
("Grantor") conveys to unmarried man
Eliezer Epstein, a married man as his sole and separate property
the following real property situated in Pinal County, ARIZONA:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 7, 2022

Grantor(s):

Taryn Strombach
Thompson

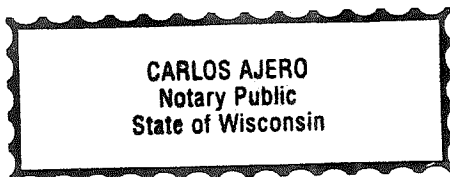
Matthew Thompson

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of WISCONSIN
County of BROWN

The foregoing document was acknowledged before me this 8TH day of MARCH, 2022
by Taryn Strombach & Matthew Thompson

(Seal)



Notary Public CARLOS AJERO
My Commission Expires: DEC 13, 2025

Warranty Deed
DEED0075 (DSI Rev. 03/13/20)

Last Saved: 3/7/2022 4:02 PM by BV4
Escrow No.: 76220246-076-MCW

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 7, of Tamaron Parcel C, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 176 and Certificate of Correction recorded in Recording No. 2010-070337.

AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel **505-15-5150**
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? N/A

Please list the additional parcels below (attach list if necessary)

(1) _____ (2) _____
(3) _____ (4) N/A

2 SELLER'S NAME AND ADDRESS

Taryn Strombach
162 Custer Ct
Green Bay, WI 54301

3 (a) BUYER'S NAME AND ADDRESS

Eliezer Epstein
3 Tzfas Rd, 202
Monroe, NY 10950

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

4 ADDRESS OF PROPERTY

1685 N Hester Trl
Casa Grande, AZ 85122

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

Eliezer Epstein
3 Tzfas Rd, 202
Monroe, NY 10950

(b) Next tax payment due April 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
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 **2022-028579**
RECORD DATE **03/09/2022**

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: \$ **407,500.00**

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

12 DOWN PAYMENT \$ **40,750.00**

13 METHOD OF FINANCING

a ☐ Cash (100% of Sale Price) e ☒ New loan(s) from financial institution
b ☐ Barter or trade (1) ☒ Conventional
c ☐ Assumption of existing loan(s) (2) ☐ VA
d ☐ Seller Loan (Carryback) (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 N/A

15 PARTIAL INTEREST If only a partial ownership interest is being sold, briefly describe the partial interest

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

N/A

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

Buyer

Same as #3

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 Arizona County of Pinal

Subscribed and sworn to before me on this 9 day of March 2022

Notary Public Roxana Desroches

Notary Expiration Date 10/11/2024

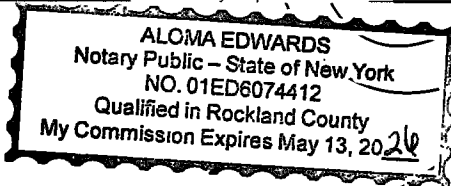
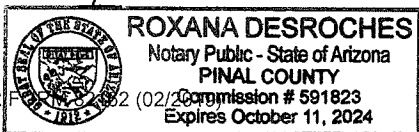
Signature of Buyer / Agent

State of New York County of Orange

Subscribed and sworn to before me on this 8 day of March 2022

Notary Public Aloma Edwards

Notary Expiration Date MAY 13, 2026



SFRM0135 (DSI Rev 01/24/20)

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Legal Description

Lot 7, of Tamaron Parcel C, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 176 and Certificate of Correction recorded in Recording No. 2010-070337.