



DATE/TIME: 03/15/2022 1307

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-030980

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
WJH Sales of AZ LLC
917 N Promenade Pkwy, Ste 105
Casa Grande, AZ 85194

WARRANTY DEED

File No. 205-6197762 (cn)

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

Ronald S. Freeman & Lynn M. Freeman, as Trustees of the Ronald S. Freeman & Lynn M. Freeman Revocable Living Trust dated March 9, 2005, the GRANTOR does hereby convey to

WJH Sales of AZ LLC, an Arizona limited liability company, the GRANTEE

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

PARCEL 1:

LOT 16, BLOCK K, TOLTEC/ARIZONA VALLEY UNIT EIGHT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS, PAGE 27.

PARCEL 2:

LOT 25, BLOCK P, TOLTEC/ARIZONA VALLEY UNIT EIGHT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS, PAGE 27.

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PARCEL 5:

LOT 30, BLOCK D, TOLTEC/ARIZONA VALLEY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN THE

File No.: 205-6197762 (cn)
A.P.N.: 402-11-5730 2

Warranty Deed - continued

OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS,
PAGE 32.

PARCEL 6:

LOT 30, BLOCK N, TOLTEC/ARIZONA VALLEY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS,
PAGE 32.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in
Beneficiary Disclosure attached hereto.

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.

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Warranty Deed - continued

BENEFICIARY DISCLOSURE

February 01, 2022

First American Title Insurance Company
2121 W Chandler Blvd, Ste 215
Chandler, AZ 85224

RE: Escrow No. 205-6197762

The undersigned, being the Trustee(s) of the Ronald S. Freeman & Lynn M. Freeman Revocable Living Trust dated March 9, 2005, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: JESSICA FREEMAN

ADDRESS: 5540 W. 5th St Qynard, CA 93035


NAME: Natalie FREEMAN

ADDRESS: 5540 W. 5th St Qynard, CA 93035

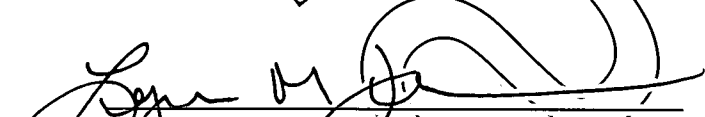
NAME: _____

ADDRESS: _____

Ronald S. Freeman & Lynn M. Freeman Revocable Living Trust dated March 9, 2005



Ronald S. Freeman, Trustee



Lynn M. Freeman, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL-IDENTIFICATION NUMBER(S)

Primary Parcel: 402-10-4190 2
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? 5

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

- (1) 402-10-6390 6 (3) 402-10-6770 9
- (2) 402-10-6790 7 (4) 402-11-1560 7

2. SELLER'S NAME AND ADDRESS:

Ronald S. Freeman & Lynn M. Freeman Revocable Living Trust dated March 9, 2005
1013 Harbor Blvd #109
Oxnard, CA 93035

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

WJH Sales of AZ LLC
917 N Promenade Pkwy, Ste 105
Casa Grande, AZ 85194

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3170 W Desierto Dr
Eloy, AZ 85131

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

WJH Sales of AZ LLC
917 N Promenade Pkwy, Ste 105
Casa Grande, AZ 85194

(b) Next tax payment due 10/01/22

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
- b. Single Family Residence g. Agriculture
- c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
- 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.

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 California, County of Ventura

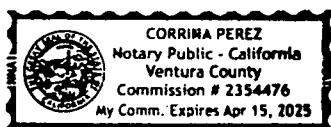
Subscribed and sworn to before me on this 11 day of MAR 20 22

Notary Public

Notary Expiration Date 4/15/25

22

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-030980
RECORD DATE 03/15/2022

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: \$63,000.00 00

11. DATE OF SALE (Numeric Digits): 03 / 22 Month/Year

12. DOWN PAYMENT \$63000. 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback) 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:

\$0.00 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):

WJH Sales of AZ LLC
917 N Promenade Pkwy, Ste 105
Casa Grande, AZ 85194

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 16,25,24,25,30,30, Block K,P,Q,Q,D,N, OF TOLTEC/ARIZONA VALLEY UNIT EIGHT, AND TOLTEC/ARIZONA VALLEY UNIT NINE, IN BOOK 11 OF MAPS, PAGE 27, AND IN BOOK 11 OF MAPS, PAGE 32, RESPECTIVELY.

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 14 day of MAR 20 22

Notary Public

Notary Expiration Date 7/29/25



EXHIBIT 'A'

File No.: **205-6197762 (cn)**

Property: **3170 W DESIERTO DR ELOY, Eloy, AZ 85131 And 3155 W Toluca Dr Eloy AZ 85131
And 3175 W Santan Vista Dr Eloy AZ 85131 And 3155 W Santan Vista Dr Eloy AZ
85131 And 3405 W Solano Dr Eloy AZ 85131 And 3145 W Madera Dr Eloy AZ 85131**

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**A.P.N. 402-11-5730 2 and 402-10-6390 6 and 402-10-6770 9 and 402-10-6790 7 and
402-11-1560 7 and 402-11-5730 2 and 402-10-41902**