



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/24/2022 1522

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-035319

First Arizona Title Agency

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
RedfinNow Borrower LLC
2611 Internet Blvd ste 202
Frisco, TX 75034

WARRANTY DEED

File No. 19-2211027 (SP)

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

Mohammed Warrayat, an unmarried man, the GRANTOR does hereby convey to

RedfinNow Borrower LLC, a Delaware limited liability company, the GRANTEE

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

LOT 13, "CIRCLE CROSS UNIT 3" - PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2017-060925, AND AFFIDAVIT OF CORRECTION RECORDED AS 2019-066414, OF OFFICIAL RECORDS

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.: 19-2211027 (SP)
A.P.N.: 104-22-4050 5

Warranty Deed - continued

DATED: March 16, 2022

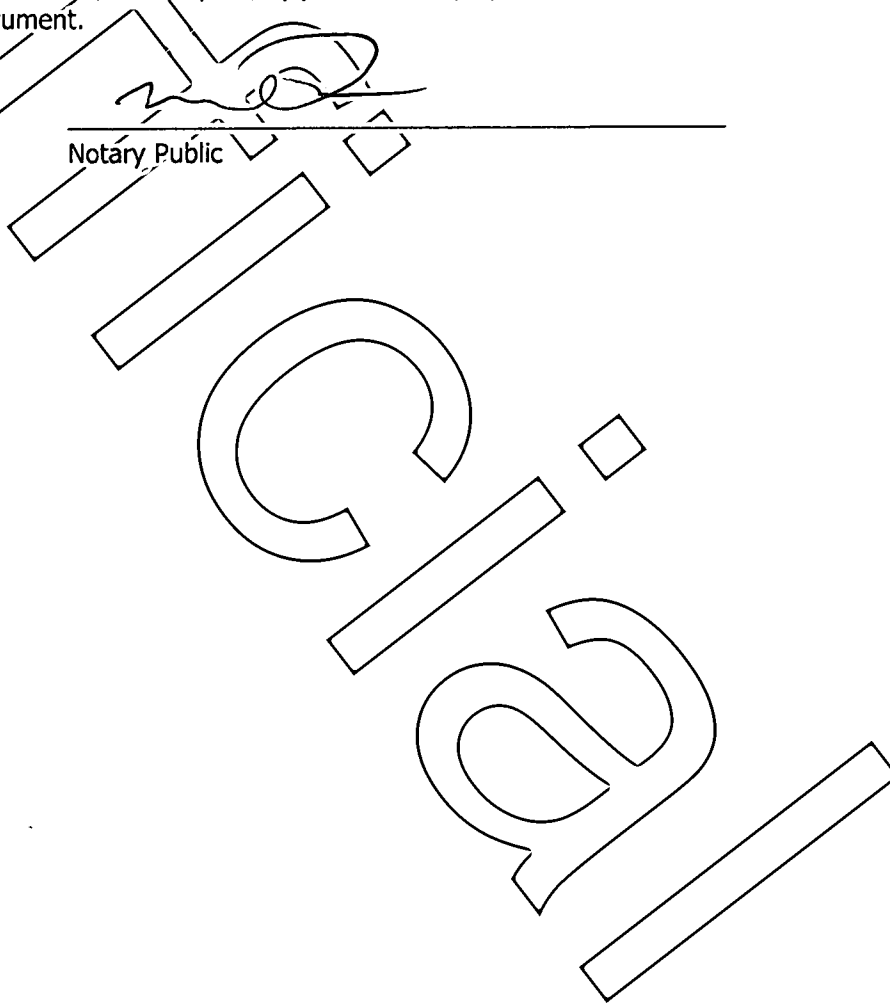
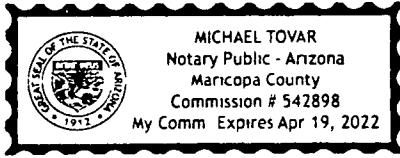
Mohammed Warrayat
Mohammed Warrayat

STATE OF AZ)
County of Pinal) ss.

On March 23, 2022, before me, the undersigned Notary Public, personally appeared **Mohammed Warrayat**, 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: 4/19/2022 [Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-22-4050 5
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? None

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

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Mohammed Warrayat
431 W Tenia Trl
San Tan Valley, AZ 85140

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

RedfinNow Borrower LLC
2611 Internet Blvd ste 202
Frisco, TX 75034

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

431 W Tenia Trl
San Tan Valley, AZ 85140

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

RedfinNow Borrower LLC
2611 Internet Blvd ste 202
Frisco, TX 75034

(b) Next tax payment due 10/01/2022

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.

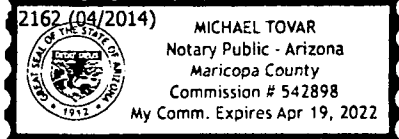
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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]
Signature of Seller / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 23 day of April 20 22
Notary Public [Signature]
Notary Expiration Date 4/19/2022

DOR FORM



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-035319
RECORD DATE 03/24/2022

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: \$ 473,000.00 00

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

12. DOWN PAYMENT \$ 473,000.00 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: \$ 0.00 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: 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):

Buyer and Seller herein

Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 13, of CIRCLE CROSS UNIT 3 - PARCEL 1 (1)

[Signature]
Signature of Buyer / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 24 day of March 20 22
Notary Public [Signature]
Notary Expiration Date 6/19/2022

