



RECORDING REQUESTED BY
Chicago Title Agency, Inc.

DATE/TIME: 03/30/2022 1549
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-038207

AND WHEN RECORDED MAIL TO:
Seven Points Borrower, LLC

17500 N. Dobson Rd #300
Scottsdale, AZ
\$5256

ESCROW NO.: C230421 - 313 - AP1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Ronnie L. Rasmussen and Ginene E. Rasmussen, husband and wife as community property with right of survivorship

("Grantor") conveys to

Seven Points Borrower, LLC, a Delaware Limited Liability Company

the following real property situated in Pinal County, Arizona:


Lot 403, of The Village at Copper-Basin Unit 5A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 140 and Affidavit of Correction recorded in Recording No.: 2007-054065.

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 25, 2022

Grantor(s):



Ronnie L. Rasmussen



Ginene E. Rasmussen

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona } ss:
County of Maricopa

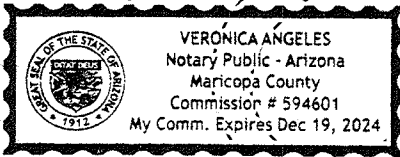
The foregoing document was acknowledged before me this 28th day of March, 2022

by Ronnie L. Rasmussen and Ginene E. Rasmussen

(Seal)

Veronica Angeles
Notary Public

My commission expires: 12-19-24



WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-84-403
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) _____ (2) _____
- (3) _____ (4) ^

2. SELLER'S NAME AND ADDRESS:

Ronnie L. Rasmussen
29154 N Lazurite Way
San Tan Valley, AZ 85143

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

Seven Points Borrower, LLC
7500 N Dobson Rd Ste #300
Scottsdale, AZ 85256

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

4. ADDRESS OF PROPERTY:

29154 N Lazurite Way
San Tan Valley, AZ 85143

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

Seven Points Borrower, LLC
7500 N Dobson Rd # 300
Scottsdale AZ 85256

(b) Next tax payment due 10/1/22

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-038207
RECORD DATE 03/30/2022

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: \$ 390,000.00

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

12. DOWN PAYMENT \$ 390,000.00

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 f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

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):
11 #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 AZ County of Maricopa
Subscribed and sworn to before me on this 30 day of March 2022
Notary Public _____
Notary Expiration Date 02/09/25

Signature of Buyer / Agent _____
State of AZ County of Maricopa
Subscribed and sworn to before me on this 30 day of March 2022
Notary Public _____
Notary Expiration Date 02/09/25



ALISSA PERRY
Notary Public - Arizona
Maricopa Co. / #596702
Expires 02/09/2025



ALISSA PERRY
Notary Public - Arizona
Maricopa Co. / #596702
Expires 02/09/2025

EXHIBIT "A"
Legal Description

Lot 403, of The Village at Copper Basin Unit 5A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 140 and Affidavit of Correction recorded in Recording No.: 2007-054065.