



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 04/08/2022 1425

FEE: \$30.00

PAGES: 1

FEE NUMBER: 2022-042448

RECORDING REQUESTED BY  
Greystone Title Agency, LLC  
AND WHEN RECORDED MAIL TO:  
PROPERTY PARTNERS & INVESTMENTS,  
LLC  
KARL C. CONOVER  
4067 E. OLNEY CT.  
GILBERT, AZ 85234

ESCROW NO.: 00025022 - 014 - VS

1-1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Desi E. Lewis and Taralyn Lewis, husband and wife  
do/does hereby convey to  
Property Partners & Investments, LLC, an Arizona limited liability company  
the following real property situated in Pinal County, ARIZONA:

Lot 198, of TAYLOR RANCH, according to the plat of record in the office of the County Recorder of Pinal  
County, Arizona, recorded in Cabinet F, Slide 106.

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth  
above.

Dated: April 4, 2022

Grantor(s):

Desi E. Lewis

Taralyn Lewis

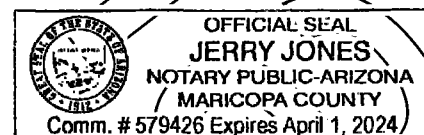
State of ARIZONA  
County of Pinal

}ss:

On April 04, 2022, before me, the undersigned, a Notary  
Public in and for said County and State, personally appeared  
Desi E. Lewis and Taralyn Lewis 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 the  
person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.  
WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 109-26-6220  
 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:**

Desi E. Lewis and Taralyn Lewis  
41638 North Vargas Drive  
San Tan Valley, AZ 85140

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

Property Partners & Investments, LLC  
1169 W. Sierra Madre Avenue  
Gilbert, AZ 85233

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

**4. ADDRESS OF PROPERTY:**

41638 North Vargas Drive  
San Tan Valley, AZ 85140

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

Property Partners & Investments, LLC  
1169 W. Sierra Madre Avenue  
Gilbert, AZ 85233

(b) Next tax payment due 10-1-2022

**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  
     ☐ 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 FINAL  
 FEE NO 2022-042448  
 RECORD DATE 04/08/2022

**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:** \$ 600,000.00

**11. DATE OF SALE (Numeric Digits):** 04 / 2022  
 Month / Year

**12. DOWN PAYMENT** \$ 10,000.00

**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  
 c. ☐ Assumption of existing loan(s) f. ☒ Other financing; Specify:  
 d. ☐ Seller Loan (Carryback) Hard Money Loan

**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):**

Desi E. Lewis and Taralyn Lewis  
41638 North Vargas Drive  
San Tan Valley, AZ 85140

**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 7 day of April 2022

Notary Public

Notary Expiration Date 9-8-2025



**VICKI SALONO**  
 Notary Public - Arizona  
 Maricopa Co. / #612221  
 Expires 09/08/2025

Signature of Buyer / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me on this 7 day of April 2022

Notary Public

Notary Expiration Date 9-8-2025



**VICKI SALONO**  
 Notary Public - Arizona  
 Maricopa Co. / #612221  
 Expires 09/08/2025

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

Lot 198, of TAYLOR RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona,  
recorded in Cabinet F, Slide 106.