



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/18/2022 1015

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-045910

Recording Requested By:

Empire Title Agency

And When Recorded Mail To:

FF Investors LLC, an Arizona Limited Liability
Company
7530 N. 173rd Avenue
Waddell, AZ 85355

Escrow No. 1659513 - PF

This area reserved for County Recorder

SPECIAL WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

Favorite Game, LLC, an Arizona Limited Liability Company

do/does hereby convey to

FF Investors LLC, an Arizona Limited Liability Company

the following described real property situated in County of **Pinal**, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

Lot 2785, ARIZONA CITY UNIT SIX, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 54.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Date: April 11, 2022

File No.: 1659513
Special Warranty Deed – Continued
Page 2

Favorite Game, LLC an Arizona Limited Liability Company



David A. Oursland, Manager

State of Arizona

County of Yavapai

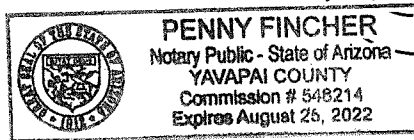
On 11 day of April, 2022, before me, the undersigned Notary Public, David A. Oursland as Manager of Favorite Game, LLC an Arizona Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they, executed the same in his/her/their authorized capacity(ies) and that 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.

(Seal)

My commission expires: 8/25/2022

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-06-347
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? 3

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

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

2. SELLER'S NAME AND ADDRESS:

Favorite Game, LLC an Arizona Limited Liability Company
P.O. Box 32791
Phoenix, AZ 85064

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

FF Investors LLC, an Arizona Limited Liability Company
7530 N. 173rd Avenue,
Waddell, AZ 85355

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

4. ADDRESS OF PROPERTY:

15418 S Overfield Road
Arizona City, AZ 85123

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

FF Investors LLC, an Arizona Limited Liability Company
7530 N. 173rd Avenue
Waddell, AZ 85123

(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. _____

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's Agent

State of Arizona, County of Yavapai

Subscribed and sworn to before me on this 11 day April of, 2022

Notary Public [Signature]

Notary Expiration Date 8/25/2022

FOR RECORDER'S USE ONLY

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: \$ 25,000.00

11. DATE OF SALE (Numeric Digits): 4/2022
Month / Year

12. DOWN PAYMENT \$ 25,000 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)
 - 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: \$ 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):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

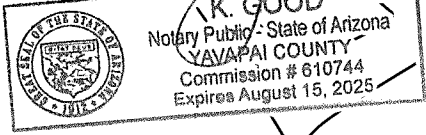
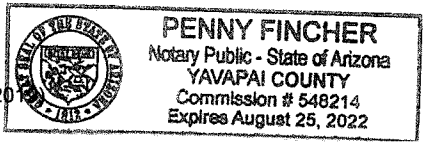
[Signature]
Signature of Buyer's Agent

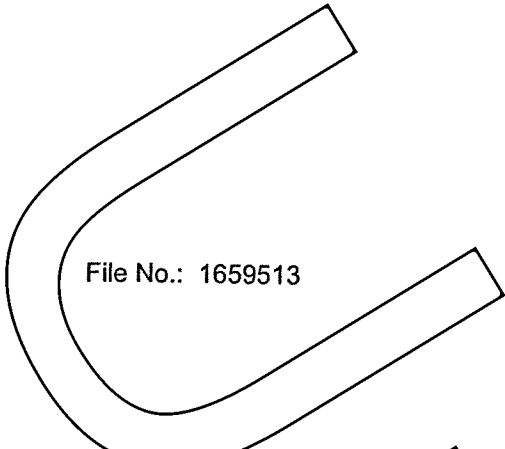
State of Arizona, County of Yavapai

Subscribed and sworn to before me on this 15 day April of, 2022

Notary Public [Signature]

Notary Expiration Date 8-15-2025





File No.: 1659513

EXHIBIT "A"
Legal Description

Lot 2785, ARIZONA CITY UNIT SIX, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 54.

