



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/22/2022 1541

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-048906

Recording Requested by:
First American Title Insurance Company

When recorded, mail to:
E. Jean Labadini and Dennis Labadini
6498 West Willow Way
Florence, AZ 85132

WARRANTY DEED

Escrow No. 266-6208265 (KT)

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

GT Capital LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

E. Jean Labadini and Dennis Labadini, wife and husband, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 101, ANTHEM AT MERRILL RANCH - UNIT 54, ACCORDING TO CABINET H, SLIDE 73, AND CERTIFICATE OF CORRECTION RECORDED IN FEE NO. 2008-083970, OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

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.: 266-6208265 (KT)
A.P.N.: 211-11-8810 4

Warranty Deed - continued

DATED: March 15, 2022

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

GT Capital LLC, an Arizona limited liability
company

By: [Signature]
Name: Timothy H. Kempton
Title: Member

STATE OF Arizona)
County of Maricopa) ss.

On 14 April 2022, before me, the undersigned Notary Public,
personally appeared Timothy H. Kempton, the Member of GT Capital LLC, 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: 3-10-2025

[Signature]
Notary Public



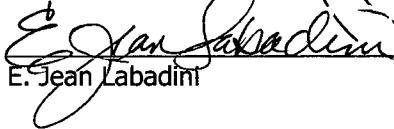
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP


This Acceptance is to be attached to: Warranty Deed dated March 15, 2022 by and between GT Capital LLC, an Arizona limited liability company and E. Jean Labadini and Dennis Labadini, wife and husband.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: March 15, 2022


E. Jean Labadini

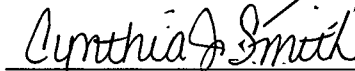

Dennis Labadini

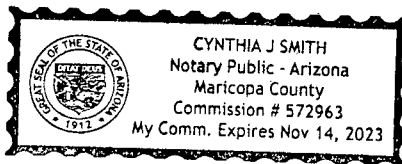
STATE OF AZ)
County of Maricopa) ss.

On April 22, 2022, before me, the undersigned Notary Public, personally appeared **E. Jean Labadini and Dennis Labadini**, 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: 11-14-2023


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-11-8810 4
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

GT Capital LLC
19836 East Sunset Drive
Queen Creek, AZ 85142

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

E. Jean Labadini and Dennis Labadini
6498 West Willow Way
Florence, AZ 85132

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6498 West Willow Way
Florence, AZ 85132

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

E. Jean Labadini and Dennis Labadini
6498 West Willow Way
Florence, AZ 85132

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

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 of Seller / Agent _____

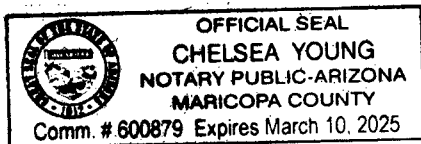
State of Arizona, County of Maricopa

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

Notary Public _____

Notary Expiration Date 5-10-2025

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-048906
RECORD DATE 04/22/2022

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: \$ 500,000.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 2 2 Month/Year

12. DOWN PAYMENT \$ 100,000 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: _____

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):

E. Jean Labadini and Dennis Labadini
6498 West Willow Way
Florence, AZ 85132

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 101 OF ANTHEM AT MERRILL RANCH UNIT 54 (H / 73)

Signed in counterpart

Signature of Buyer / Agent _____

State of Arizona, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

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

E. Jean Labadini and Dennis Labadini
13423 N Vista Del Lago
Fountain Hills, AZ 85268

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

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Florence, AZ 85132

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

E. Jean Labadini and Dennis Labadini
13423 N Vista Del Lago
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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.

Signed in counterpart

Signature of Seller / Agent _____

State of Arizona, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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E. Jean Labadini and Dennis Labadini
13423 N. Vista Del Lago
Fountain Hills, AZ 85268

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 101 OF ANTHEM AT MERRILL RANCH UNIT 54 (H / 73)

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

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

Notary Public Cynthia J. Smith

Notary Expiration Date 11-14-2023

