



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/21/2022 1208
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-070975

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
OP Gold, LLC
2150 East Germann Road, Suite 1
Chandler, AZ 85286

WARRANTY DEED

File No. 296-6215988 (CRK)

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

Rebekkah Stakebake and James Stakebake, wife and husband, the GRANTOR does hereby convey to

OP Gold, LLC, a Delaware limited liability company, the GRANTEE

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

LOT 157, WAYNE RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 38 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.: 296-6215988 (CRK)
A.P.N.: 109-26-1570 5

Warranty Deed - continued

DATED: April 15, 2022

Rebekkah Stakebake

Rebekkah Stakebake

James C. Stakebake

James Stakebake

STATE OF

AZ

County of

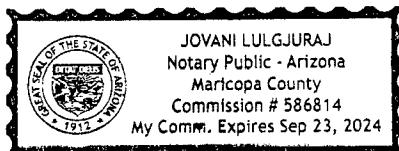
MARICOPA

)ss.

On JUNE 18, 2022, before me, the undersigned Notary Public, personally appeared **Rebekkah Stakebake and James Stakebake**, 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: 9/23/2024



Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-26-1570 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?

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

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

2. SELLER'S NAME AND ADDRESS:

Rebekkah Stakebake and James Stakebake

1409 East Harvest Road

Queen Creek, AZ 85140

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

OP Gold, LLC

2150 East Germann Road, Suite 1

Chandler, AZ 85286

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1409 East Harvest Road

San Tan Valley, AZ 85140

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

OP Gold, LLC

2150 East Germann Road, Suite 1

Chandler, AZ 85286

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

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
- b. Single Family Residence g. Agriculture
- c. Condo or Townhouse h. Mobile or manufactured Home
- 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 of Seller / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 21 day of JUN 20 2 2

Notary Public

Notary Expiration Date

22

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-070975
 RECORD DATE 06/21/2022

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: \$ 475,000.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 2 2
 Month/Year

12. DOWN PAYMENT \$ 475,000.00 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: \$ 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: NA

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):

OP Gold, LLC

2150 East Germann Road, Suite 1

Chandler, AZ 85286

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 157 OF WAYNE RANCH (E / 38)

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 21 day of JUN 20 2 2

Notary Public

Notary Expiration Date



EXHIBIT 'A'

File No.: **296-6215988 (CRK)**

Property: **1409 East Harvest Road, San Tan Valley, AZ 85140**

**LOT 157, WAYNE RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 38
RECORDS OF PINAL COUNTY, ARIZONA.**

A.P.N. 109-26-1570 5

