



OFFICIAL RECORDS OF
 PINAL COUNTY RECORDER
 Virginia Ross
 Electronically Recorded

RECORDING REQUESTED BY:
 Great American Title Agency, Inc.

DATE/TIME: 06/23/2022 1643

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-072313

WHEN RECORDED MAIL TO:
 Kirk S Villasenor and Natali J Morris
 437 S Thunderbird Dr
 Apache Junction, AZ 85120

ESCROW NO.: 0352200174-

This area reserved for the County Recorder

WARRANTY DEED

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

TMF Properties LLC, a Delaware Limited Liability Company

does hereby convey to

Kirk S Villasenor and Natali J Morris, husband and wife

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: June 6, 2022.

GRANTOR(S):

TMF Properties LLC, a Delaware Limited Liability Company

Shiloh Lundahl
 BY: Shiloh Lundahl, Manager

State of AZ

County of Maricopa

Signed and sworn to before me the 22nd day of June, 2022, by Shiloh Lundahl, in his capacity as shown above.

Denise M. Cooke
 Notary Public

My commission expires: 03-02-2025

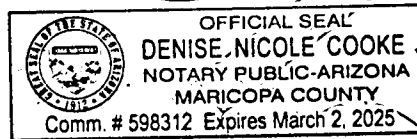


EXHIBIT "A"

Lot 36, of APACHE-HO UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 59.

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Kirk S Villasenor and Natali J Morris, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated June 6, 2022, and executed by TMF Properties LLC, a Delaware Limited Liability Company as Grantors, to Kirk S Villasenor and Natali J Morris, husband and wife as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: June 6, 2022.

Grantee(s):

Kirk S Villasenor

Natali J Morris

State of Arizona

County of Maricopa

Signed and sworn to before me the 23rd day of June, 2022, by Kirk S Villasenor and Natali J Morris.

Denise N. Cooke
Notary Public

My commission expires: 03-02-2025

Affix stamp/seal:

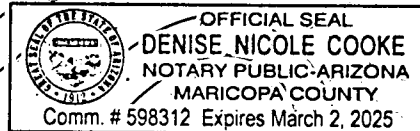
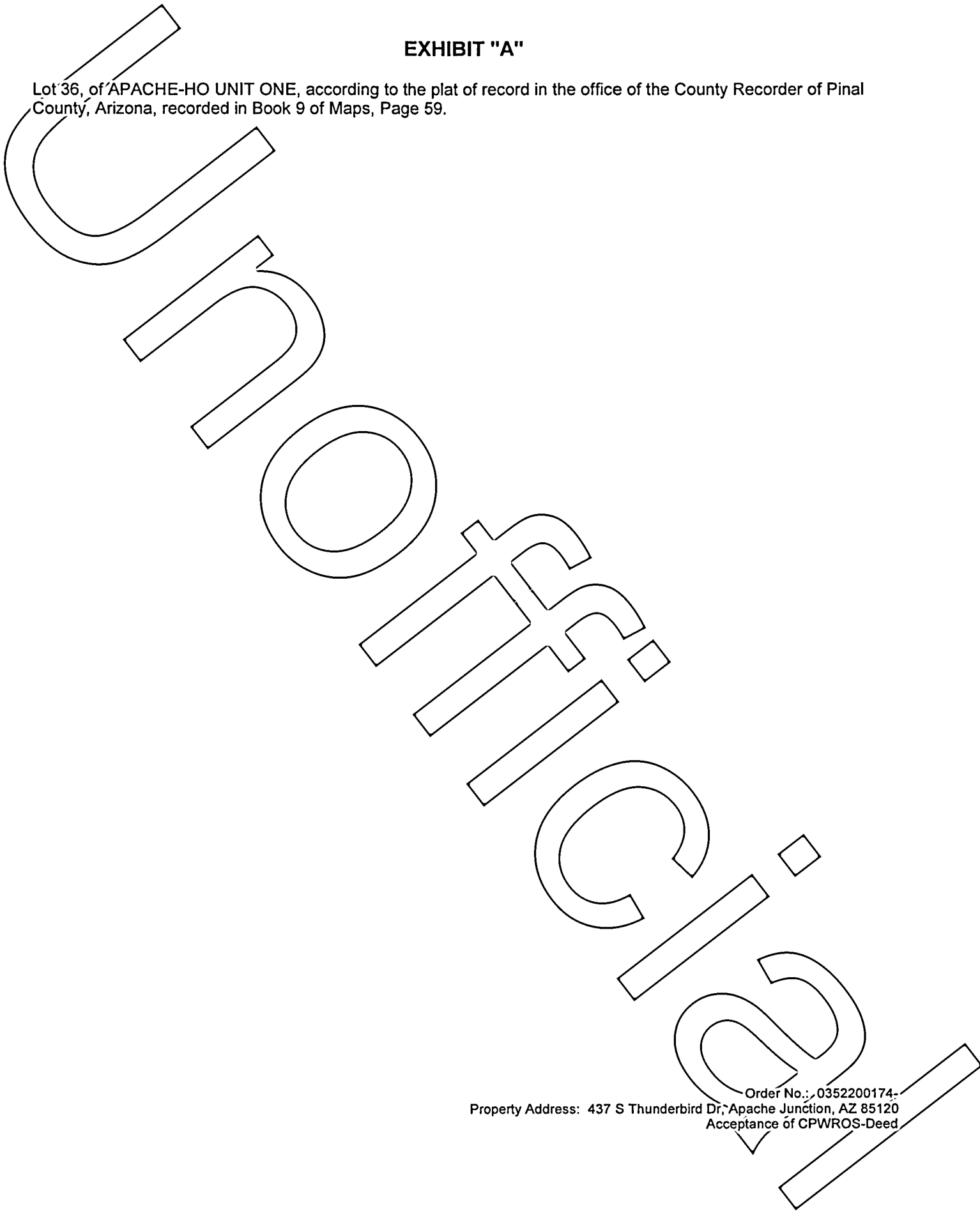


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Order No.: 0352200174-
Property Address: 437 S Thunderbird Dr, Apache Junction, AZ 85120
Acceptance of CPWROS-Deed

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 101-17-0360
 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? 0
 Please list the additional parcels below (attach list if necessary):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS
TMF Properties LLC, a Delaware Limited Liability Company
3048 E Baseline Rd #108
Mesa, AZ 85204

3. (a) BUYER'S NAME AND ADDRESS:
Kirk S Villasenor and Natali J Morris
4218 E Harrison St
Gilbert, AZ 85295
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
437 S Thunderbird Dr
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Kirk S Villasenor and Natali J Morris
437 S Thunderbird Dr
Apache Junction, AZ 85120
 (b) Next tax payment due: October 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

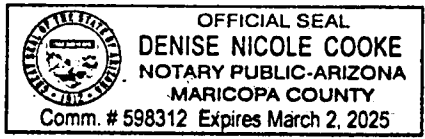
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.
 See reverse side for definition 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 of Seller / Agent: [Signature]
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 22nd day of June 20 22
 Notary Public: Denise N. Cooke
 Notary Expiration Date: 03-02-2025

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2022-072313
 RECORD DATE 06/23/2022

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: \$ 349500 00

11. DATE OF SALE (Numeric Digits): 06 / 2022
 Month / Year

12. DOWN PAYMENT \$ 10405 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 Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent: [Signature]
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 22nd day of June 20 22
 Notary Public: Denise N. Cooke
 Notary Expiration Date: 03-02-2025

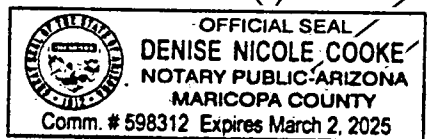


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APACHE-HO UNIT ONE