

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-139747

WHEN RECORDED MAIL TO

B&B PIZZA CASA GRANDE LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 07/15/2022 1510

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2022-079882

A.P.N.: 505-24-031-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

Rocky Yee and Therese J. Yee, Trustees of The Rocky Yee and Therese Yee Living Trust dated May 31, 2006 and Thomas Yee and Hong Qi Yee, Trustees of The Yee Revocable Living Trust dated August 9, 2001

Do/does hereby convey to

B&B PIZZA CASA GRANDE LLC, an Arizona limited liability company

The following real property situated in Pinal County, Arizona

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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

SEE NEXT SIGNATURE PAGE

Dated: 7/13/2022

The Rocky Yee and Therese Yee Living Trust dated
May 31, 2006

By: [Signature]
Rocky Yee, Trustee

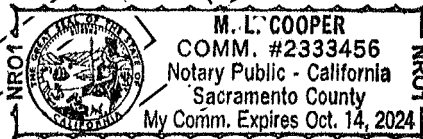
By: [Signature]
Therese J. Yee, Trustee

State of California

County of Sacramento

On this 13 day of July, 2022, before me personally appeared Rocky Yee and Therese J. Yee, ~~Trustees of The Rocky Yee and Therese Yee Living Trust dated May 31, 2006,~~ mcc whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

[Signature]
Notary Public



The Yee Revocable Living Trust dated August 9, 2001

By: [Signature]
Thomas Yee, Trustee

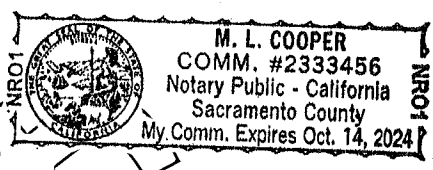
By: [Signature]
Hong Qi Yee, Trustee

State of California)

County of Sacramento)

On this 13 day of July, 2022, before me personally appeared Thomas Yee and Hong/Qi Yee, Trustees of The Yee Revocable Living Trust dated August 9, 2001, whose identities were proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document. M.L.C.

[Signature]
Notary Public



ORIGINAL

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 21 OF A RE-SUBDIVISION OF "THE PROMENADE AT CASA GRANDE", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET-H, SLIDE 95.

PARCEL NO. 2:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, PARKING UTILITIES AND OTHER PURPOSES BY OR PURSUANT TO THAT CERTAIN CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2007-07378 OF OFFICIAL RECORDS.

Boffice.com

Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

Rocky Yee

7739 River Landing Dr
Sacramento CA 95831

Therese J. Yee

7739 River Landing Dr
Sacramento CA 95831

The above is a full list of the Beneficiaries under the Trust named The Rocky and Therese Yee Living Trust was established on May 31, 2006.

Rocky Yee

, Trustee

Therese J. Yee

, Trustee

Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

Thomas Yee

4850 Verona Lane

Sacramento, CA 95835

Hong Qi Yee

4850 Verona Lane

Sacramento, CA 95835

The above is a full list of the Beneficiaries under the Trust named the Yee Revocable Trust dated August 9, 2001.

Thomas Yee

Trustee

Hong Qi Yee

Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 505-24-031-01
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 (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

COUNTY OF RECORDATION PINAL
FEE NO 2022-079882
RECORD DATE 07/15/2022

2. SELLER'S NAME AND ADDRESS:
The Rocky Yee and Therese Yee Living Trust dated May 31, 2006
and The Yee Revocable Living Trust dated August 9, 2001
7739 River Landing Dr
Sacramento, CA 95831
3. (a) BUYER'S NAME AND ADDRESS:
B&B PIZZA CASA GRANDE LLC
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

10. SALE PRICE: \$1,680,000.00
11. DATE OF SALE (Numeric Digits): 06 / 2022
Month Year
12. DOWN PAYMENT: \$1,680,000.00
13. METHOD OF FINANCING:
a. Cash (100% of Sale Price)
b. Exchange 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: _____

4. ADDRESS OF PROPERTY:
Promenade at Casa Grande, 839 North Promenade Parkway,
Casa Grande, AZ 85194
5. (a) MAIL TAX BILL TO:

(b) Next tax payment due October 2022

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% or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property: N/A

6. PROPERTY TYPE (for Primary Parcel): (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. Agricultural
h. Mobile or Manufactured Home
Affixed Not Affixed
i. Other Use; Specify: _____

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% or more? Yes No
If Yes, briefly describe the solar/energy efficient components: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be used as a primary residence.
 Owner occupied, not a primary residence.
 To be rented to someone other than "family member."
See reverse side for definition of a "primary residence" or "family member."
8. If you checked e or f in Item 6 above, indicate the number of units: 1
For Apartments, Motels/Hotels, Mobile Home/ RV Parks, etc.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Premier Title Agency
2910 E Camelback Rd., Suite 100
Phoenix, AZ 85016
18. LEGAL DESCRIPTION (attach copy if necessary)
See Exhibit "A" attached hereto and made a part hereof.

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:

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 _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____

Signature of Buyer/Agent E.C.

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 14th day of July, 2022

Notary Public Celeste Cruz Rojas

Notary Expiration Date March 8, 2026

*See Attached CA
Compliant cert*



Notary Public

JURAT

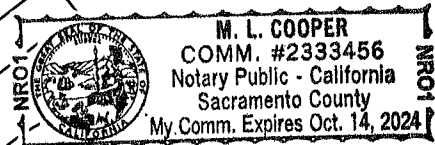
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

Subscribed and sworn to (or affirmed) before me on
this 13 day of July, 20 22
by Rocky Yee

proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Signature M. L. Cooper



(Seal)

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NOFFICE