



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/01/2022 1619
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-085055

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. 296-6222454 (ml)

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

Robert Greenwood, an unmarried man, 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 242, OF ALTERRA NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 88, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 2005-005809, OF OFFICIAL RECORDS.

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.: 296-6222454 (ml)
A.P.N.: 512-36-2420 6

Warranty Deed - continued

DATED: May 16, 2022

Robert Greenwood
Robert Greenwood

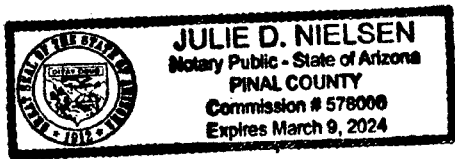
STATE OF AZ)
County of PINAL) ss.

On July 30, 2022, before me, the undersigned Notary Public, personally appeared **Robert Greenwood**, 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: 3/9/2024

Julie D. Nielsen
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-36-2420 6 - SPLIT
 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:

Robert Greenwood
 31 E. Pleasant Lake Rd
 North Oaks, MN 55127

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:

45126 W Windrose Dr
 Maricopa, AZ 85139

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 10/2022

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

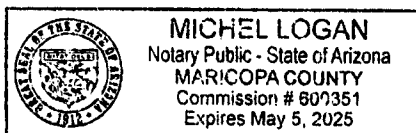
Subscribed and sworn to before me on this 01 day of AUG 20 22

Notary Public *Michel Logan*

Notary Expiration Date *May 5, 2025*

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DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-085055
 RECORD DATE 08/01/2022

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: \$341,000.00 00

11. DATE OF SALE (Numeric Digits): 0 5 / 2 2 Month/Year

12. DOWN PAYMENT \$341,000.00 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):

OP Gold, LLC
 2150 East Germann Road, Suite 1
 Chandler, AZ 85286

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 242 OF ALTERRA NORTH (E / 88)

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 01 day of AUG 20 22

Notary Public *Michel Logan*

Notary Expiration Date *May 5, 2025*

