



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/29/2022 1611
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-093528

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
MK Rox, LLC
PO Box 11190
Casa Grande, AZ 85130

ESCROW NO.: 600-221620-TS
600-221620-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Alfred E. Bartsch and Roswitha E. Bartsch, husband and wife, as community property with right of survivorship

do/does hereby convey to

MK Rox, LLC, an Arizona Limited Liability Company

the following real property situated in Pinal County, State of Arizona:

Lot 49, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 10.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 12, 2022

Grantors:

Alfred E. Bartsch
Alfred E. Bartsch

Roswitha E. Bartsch
Roswitha E. Bartsch

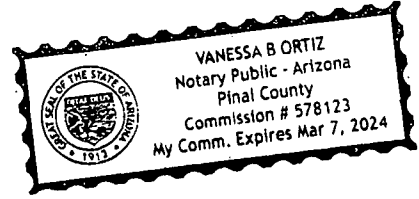
Escrow No.: 600-221620-TS

State of Arizona }ss:
County of Pinal

On this 29 day of AUGUST, 2022, before me,
The Undersigned,
a Notary Public in and for said County and State, personally
appeared

FOR NOTARY SEAL OR STAMP

Alfred E. Bartsch and Roswitha E. Bartsch
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 the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.



Notary Public: [Signature]

My Commission Expires: 3.7.2024

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-60-1490
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

Alfred E. Bartsch and Roswitha E. Bartsch
1511 E. Florence Blvd., #594
Casa Grande, AZ 85122

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

MK Rox, LLC
PO Box 11190
Casa Grande, AZ 85130

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

10283 W. Mustang Dr.
Casa Grande, AZ 85194

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

MK Rox, LLC
PO Box 11190
Casa Grande, AZ 85130

(b) Next tax payment due 1st half 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: Alfred E. Bartsch
State of Arizona County of Pinal
Subscribed and sworn to before me on this 29 day of AUGUST 2022
Notary Public: [Signature]
Notary Expiration Date: 3.7.2024

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION: PINAL
FEE NO: 2022-093528
RECORD DATE: 08/29/2022

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: \$ 540000 00

11. DATE OF SALE (Numeric Digits): 05 / 2022
Month / Year

12. DOWN PAYMENT \$ 540000 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:

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):

Title Security Agency - LLC
421 E. Cottonwood Lane
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

NOTARY PUBLIC
STATE OF ARIZONA
Pinal County
ANGEL YOLLING
Commission Expires February 14, 2024
575386

Signature of Buyer / Agent: [Signature]
State of Arizona County of Pinal
Subscribed and sworn to before me on this 29 day of Aug. 2022
Notary Public: [Signature]
Notary Expiration Date: 2/4/24

VANESSA B ORTIZ
Notary Public - Arizona
Pinal County
Commission # 578123
My Comm. Expires Mar 7, 2024

EXHIBIT "A"

Lot 49, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 10.

CHAPARRAL ESTATES PHASE I