



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 09/15/2022 1322
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-098726

Recorded at the request of *Clear Title Agency of Arizona*
When recorded mail to:

Valley Direct Properties, LLC
1010 E University Dr Ste 1
Mesa, AZ 85203

Escrow No.: 70220795-kb

WARRANTY DEED

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

Hedda Herman, an unmarried woman, the GRANTOR

does hereby convey to

Valley Direct Properties, LLC, an Arizona limited liability company, the GRANTEE,

the following real property situated in Pinal County, Arizona:

**LOT 25, OF PARCEL G AT SKYLINE RANCH PHASE TWO, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET E, SLIDE 111.**

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 does warrant the title against all persons whomsoever, subject to the matters set forth above.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 70220795-kb

Signatures and Notary Acknowledgment Page

Dated: August 5, 2022

Hedda Herman
Hedda Herman

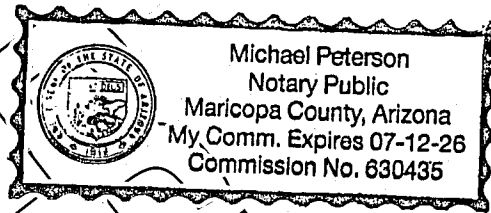
STATE OF ARIZONA }
COUNTY OF Maricopa } SS

Subscribed and sworn to before me this 14 day of September 2022, by Hedda Herman.

In witness whereof I hereunto set my hand and official seal.

Michael Peterson
Notary Public

My Commission Expires: 07-12-26



DUPLICATE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-78-1430

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

Hedda Herman
1022 W Maplewood St
Chandler, AZ 85286

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

Valley Direct Properties, LLC
1010 E University Dr Ste 1
Mesa, AZ 85203

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

4. ADDRESS OF PROPERTY:

33970 N Cobblestone Dr
San Tan Valley, AZ 85143

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

Valley Direct Properties, LLC
1010 E University Dr Ste 1
Mesa, AZ 85203

(b) Next tax payment due: April 1, 2023

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. Agricultural
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-098726
RECORD DATE 09/15/2022

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: \$ 315000 00

11. DATE OF SALE (Numeric Digits): 08 / 2022
Month / Year

12. DOWN PAYMENT \$ 0 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:

\$ 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):

Clear Title Agency of Arizona
355 E Germann Rd Ste 230, Gilbert, AZ 85297
(480)278-8470

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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

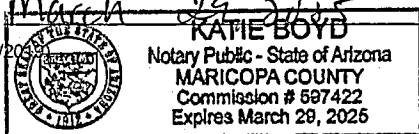
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of September 20 22

Notary Public Katie Boyd

Notary Expiration Date March 29, 2025

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of September 20 22

Notary Public Katie Boyd

Notary Expiration Date March 29, 2025



