



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/29/2022 1318

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-103037

Prepared By

Name: Tiffany Greene
Address: 3300 North Interstate Highway 35, Suite
700, Austin, TX 78705
State: TX
Zip Code: 78705

After Recording Return To

Name: Orchard Title Agency, LLC
Address: 3300 North Interstate Highway 35, Suite
700, Austin, TX 78705
State: TX
Zip Code: 78705

Space Above This Line for Recorder's Use

ARIZONA GENERAL WARRANTY DEED

STATE OF ARIZONA
PINAL COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FOUR HUNDRED FORTY SIX THOUSAND AND 00/100 (\$446,000.00) in hand paid to Allison Brown, an unmarried woman residing at 1175 E Lakeview Dr, County of Pinal, City of San Tan Valley, State of Arizona, (hereinafter known as the "Grantor(s)") hereby convey and warrant the title against all persons whomsoever to Orchard Property III, LLC, a Delaware Limited Liability Company residing at 195 Broadway, 26th Floor, County of New York, City of New York, State of New York, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following *described real estate (*and in Exhibit A if attached), situated in Pinal County, Arizona to-wit:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART
HEREOF.

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as

of the day and year first above written.

Allison Brown

Allison Brown

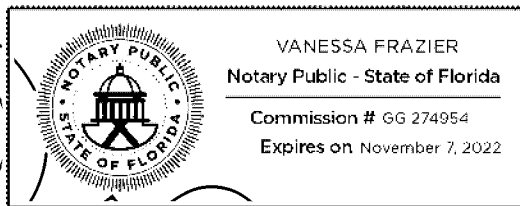
STATE OF Florida
COUNTY OF Alachua

Before me, Vanessa Frazier, on this day personally appeared Allison Brown, known to me or proved to me on the oath of N/A or through Arizona driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of September, 2022.

[Handwritten Signature]

Notary Public Signature Vanessa Frazier



Notarized online using audio-video communication

[Large diagonal watermark text: 'Notarized Online']

EXHIBIT A

LOT 601, OF RANCHO BELLA VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 39.

RANCHO BELLA VISTA

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-71-6010 9
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) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Allison Brown
1175 E Lakeview Dr
San Tan Valley, AZ 85143

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

Orchard Property III, LLC
195 Broadway, 26th Floor
New York, NY 10007

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

4. ADDRESS OF PROPERTY:

1175 E Lakeview Dr
San Tan Valley, AZ 85143

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

Orchard Property III, LLC
195 Broadway, 26th Floor
New York, NY 10007

(b) Next tax payment due May 1, 2023

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-103037
RECORD DATE 09/29/2022

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: \$ 446,000.00

11. DATE OF SALE (Numeric Digits): 09 / 22
Month / Year

12. DOWN PAYMENT \$ 446,000.00

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 f. Other financing; Specify:
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

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: NONE

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):

Orchard Title Agency
3300 N Interstate Hwy 35, Suite 700, Austin, TX 78705
Phone: 469-250-5198

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.

SIGNED IN COUNTERPART

Allison Brown
Signature of Seller / Agent Allison Brown produced a AZ DL
State of Florida, County of Alachua

Subscribed and sworn to before me on this 29th day of September 2022

Notary Public Vanessa Frazier

Notary Expiration Date 11/07/2022

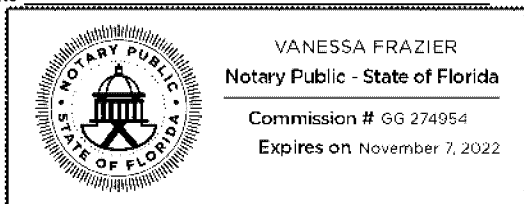
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____



Notarized online using audio-video communication

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195 Broadway, 26th Floor
New York, NY 10007

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

4. ADDRESS OF PROPERTY:

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San Tan Valley, AZ 85143

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195 Broadway, 26th Floor
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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

SIGNED IN COUNTERPART

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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: _____

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f. Other financing; Specify: _____
d. Seller Loan (Carryback)

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17. PARTY, COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Orchard Title Agency
3300 N Interstate Hwy 35, Suite 700, Austin, TX 78705
Phone: 469-250-5198

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Jamela...
State of Texas, County of Tarrant
Subscribed and sworn to before me on this 27 day of September, 2022
Notary Public ...
Notary Expiration Date 01-20-22

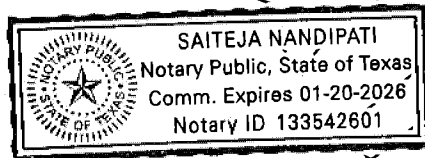


EXHIBIT "A"
Legal Description

LOT 601, OF RANCHO BELLA VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 39.

UNOFFICIAL