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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/07/2022 1255
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-105951

WHEN RECORDED MAIL TO:
TATE ASSET RECOVERY, LLC
PO BOX 699
HIGLEY AZ 85236

WARRANTY DEED

For the consideration of ten dollars, and/or other valuable consideration, I or we, **Janice Anderson** do hereby convey to

TATE ASSET RECOVERY, LLC AS AZ LIMITED LIABILITY COMPANY

All right, title, or interest in the following real property located in Pinal County, Arizona: together with all rights and privileges appurtenant thereto:

Also Known as:

1384 E Mayfield Dr, San Tan Valley, AZ 85143

APN

210-71-763

LEGAL DESCRIPTION:

RANCHO BELLA VISTA UNIT 2 SEC 17-03S-08E LOT 763 5175 SQ FT .12AC

DATED:

Janice Anderson
BY: Janice Anderson

State of Arizona
County of Maricopa

On 9/21/22 before me, the undersigned a Notary Public in and for said County and State, personally appeared Janice Anderson 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 instruments acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.



Signature

Jill M. Steffa

My commission

3/24/25

expires _____

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties, and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice to choose to proceed without same,

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-71-763
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:

Janice Anderson
1384 E Mayfield Dr
San Tan Valley

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

TATE ASSET RECOVERY, LLC
PO BOX 699
HIGLEY AZ 85236

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

4. ADDRESS OF PROPERTY:

Janice Anderson
1384 E Mayfield Dr
San Tan Valley

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

TATE ASSET RECOVERY, LLC
PO BOX 699
HIGLEY AZ 85236

(b) Next tax payment due _____

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 used as a vacation home or secondary residence.
- c. To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary residence" or "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.

Janice Anderson
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 15 day of Sept, 2022

Notary Public Jill M. Steffa

Notary Expiration Date 3/24/25



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-105951
RECORD DATE 10/07/2022

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: \$ 239,535 00

11. DATE OF SALE (Numeric Digits): 1/2046
Month / Year

12. DOWN PAYMENT \$ 13,347.33 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: _____

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):

TATE ASSET RECOVERY, LLC
PO BOX 699
HIGLEY AZ 85236 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

RANCHO EXHIBIT A SEC 1 SUB-08E LOT 763 5175 SQ FT 12AC

Jill M. Steffa
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 7th day of Oct, 2022

Notary Public Jill M. Steffa

Notary Expiration Date 3/24/25

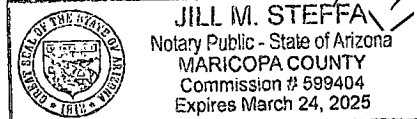


EXHIBIT " A "
Legal Description

RANCHO BELLA VISTA UNIT 2 SEC 17-03S-08E LOT 763 5175 SQ FT .12AC

