



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Great American Title Agency, Inc.

DATE/TIME: 02/02/2023 1214

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-007798

WHEN RECORDED MAIL TO:
TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI
LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29,
2015
10540 EAST APACHE TRAIL, LOT# 578
Mesa, AZ 85201

ESCROW NO.: 0382300006-LB

This area reserved for the County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

CFL HOLDINGS USA, LP, AN ARIZONA LIMITED PARTNERSHIP

does hereby convey to

**TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29,
2015**

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: 2.1.23

GRANTOR(S):

CFL HOLDINGS USA, LP, AN ARIZONA LIMITED PARTNERSHIP
BY: CFL MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: [Signature]
LIONEL R. PERRA
MANAGER

State of AZ
County of MARICOPA

Signed and sworn to before me the 1 day of FEB, 2023, by LIONEL R. PERRA, the
MANAGER OF CFL MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE GENERAL
PARTNER OF CFL HOLDINGS USA, LP, AN ARIZONA LIMITED PARTNERSHIP, on behalf of the Limited
Partnership.

[Signature]
Notary Public

My commission expires:
Affix stamp/seal:

12-14-2025



WARRANTY DEED

EXHIBIT "A"

Lot 28, of SUPERSTITION VIEWS-UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 31.



TRUST CERTIFICATION

DATE: January 25, 2023
ESCROW NO.: 0382300006-LB
TO: Great American Title Agency, Inc.

Re: Trust Agreement dated April 29, 2015, made under the laws of the State of Arizona by
TERRI LEIGH BEGINSKI

The undersigned certify to you that as of the date hereof:

- 1. The above Trust Agreement has not been revoked and is in full force and effect.
- 2. The following are now acting as Trustees under the Trust Agreement and are the only Trustees qualified to act:

TERRI LEIGH BEGINSKI

- 3. The Beneficiaries Names and Addresses of the Trust are as follows:

TERRI LEIGH BEGINSKI, 10540 E APACHE TRAIL, LOT #578, MESA, AZ 85201

- 4. The Trust Agreement has not been amended except as follows:

December 14, 2022

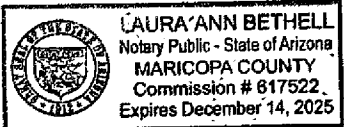
TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29, 2015

BY: TERRI LEIGH BEGINSKI
TERRI LEIGH BEGINSKI
TRUSTEE

STATE OF ARIZONA
COUNTY OF MARICOPA

Acknowledged, subscribed and sworn to before me this 1 day of FEB 2023, by TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29, 2015.

[Signature]
Notary Public
My commission expires 12.14.2025



TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. 0382300006

The undersigned, being the Trustee(s) of the

TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29, 2015

do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed pursuant to ARS 33-404, are as follows:

NAME: TERRI LEIGH BEGINSKI

ADDRESS: 10540 E. APACHE TRAIL, LOT #578, MESA, AZ 85201

NAME:

ADDRESS:

NAME:

ADDRESS:

TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29, 2015

BY: TERRI LEIGH BEGINSKI
TERRI LEIGH BEGINSKI
TRUSTEE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-64-028

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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

CFL HOLDINGS USA, LP, AN ARIZONA LIMITED PARTNERSHIP
11811 NORTH TATUM BLVD, #P199
Phoenix, AZ 85028

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

TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29, 2015
10540 EAST APACHE TRAIL, LOT# 578
Mesa, AZ 85201

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

4. ADDRESS OF PROPERTY:

2300 E MAGMA ROAD, LOT# 28
San Tan Valley, AZ 85143

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

TERRI LEIGH BEGINSKI, TRUSTEE OF THE TERRI LEIGH BEGINSKI LIVING TRUST, DATED APRIL 29, 2015
2300 E MAGMA ROAD, LOT# 28
San Tan Valley, AZ 85143

(b) Next tax payment due: October 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
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 24 day of JAN 2023
Notary Public
Notary Expiration Date 12/14/2025



DOR FORM 82162

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2023-007798
RECORD DATE 02/02/2023

- 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: \$ 242000 00

11. DATE OF SALE (Numeric Digits): 02 / 2023
Month / Year

12. DOWN PAYMENT \$ 242000 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):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent
State of ARIZONA County of MARICOPA
Subscribed and sworn to before me on this 24 day of JAN 2023
Notary Public
Notary Expiration Date 12/14/2025

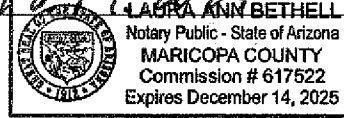


EXHIBIT "A"

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