



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 02/09/2023 1104

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-009390

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Luz Esther Camacho
2052 N Wildflower Ln
Casa Grande, AZ 85122.

WARRANTY DEED

Escrow No. 296-6257948 (BK)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Offerpad SPV Borrower G, LLC, the GRANTOR does hereby convey to

Luz Esther Camacho, a single woman and Ivan Lara, a single man, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 79, OF MISSION VALLEY PHASE 1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 19.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 296-6257948 (BK)
A.P.N.: 505-87-0790 1

Warranty Deed - continued

DATED: January 17, 2023

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Offerpad SPV Borrower G, LLC

By: Michelle Stewart
Name: Michelle Stewart
Title: Authorized Signer

STATE OF AZ)
County of Maricopa) ss.

On Jan 19, 2023, before me, the undersigned Notary Public, personally appeared **Michelle Stewart, the authorized Signer for Offerpad SPV Borrower G, LLC**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Michel Logan
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-87-0790 1

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Offerpad SPV Borrower G, LLC
2150 East Germann Road, Suite 1
Chandler, AZ 85286

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

Luz Esther Camacho and Ivan Lara
2052 N Wildflower Ln
Casa Grande, AZ 85122

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2052 N Wildflower Ln
Casa Grande, AZ 85122

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

Luz Esther Camacho and Ivan Lara
2052 N Wildflower Ln
Casa Grande, AZ 85122

(b) Next tax payment due 10-01-2023

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. Agriculture
- 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.

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

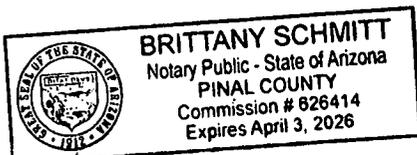
Subscribed and sworn to before me on this 5 day of February 20 23

Notary Public

Notary Expiration Date

23

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-009390
RECORD DATE 02/09/2023

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: \$339,500.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 2 3 Month/Year

12. DOWN PAYMENT \$177,000 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:

\$ 0.00 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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. PARTIAL COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Luz Esther Camacho and Ivan Lara
2052 N Wildflower Ln
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 79, of MISSION VALLEY PHASE 1A (D / 19)

Signature of Buyer / Agent

State of Arizona

County of Maricopa

Subscribed and sworn to before me on this 7 day of February 20 23

Notary Public

Notary Expiration Date

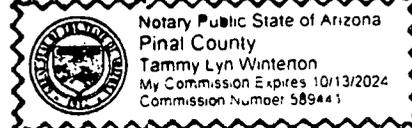


EXHIBIT 'A'

File No.: **296-6257948 (BK)**

Property: **2052 N Wildflower Ln, Casa Grande, AZ 85122**

LOT 79, OF MISSION VALLEY PHASE 1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 19.

A.P.N. 505-87-0790 1

PROFFICE