

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 03/28/2023 0907  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2023-021676

RECORDING REQUESTED BY:  
Security Title Agency, Inc

WHEN RECORDED MAIL TO:  
Giannini Partner Group LLC  
1820 N Loretta Pl  
Casa Grande, AZ 85122-6194

Escrow No.: ST76230121  
APN: 504-57-43605

Space above this line for Recorder's Use

### WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

**Dick L Zeigler and Debra S Zeigler, husband and wife**

does hereby convey to

**Giannini Partner Group LLC an Idaho limited liability company**

the following real property situated in County of Pinal, State of 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, covenants, conditions and restrictions as may appear of record.

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

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 21, 2023

Dick L Zeigler  
Dick L Zeigler

Debra S Zeigler  
Debra S Zeigler

STATE OF Arizona

COUNTY OF Pinal

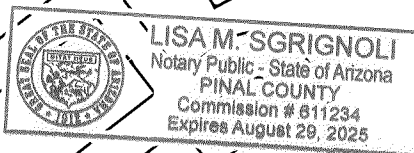
On the 21 day of March, 2023, before me, a Notary Public in and for said State, personally appeared Dick L Zeigler and Debra S Zeigler.

Witness my hand and seal

Lisa M Sgrignoli  
Notary Public

My Commission Expires: 8/29/25

(SEAL)



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 504-57-43605

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lots 236, of DESERT SKY RANCH UNIT II AND IV, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 57.

CONFIDENTIAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-57-43605  
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:

Dick L. Zeigler and Debra S Zeigler  
1820 N Loretta PI  
Casa Grande, AZ 85122-6194

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

Giannini Partner Group LLC  
563 Calais Dr  
Mesquite, NV 89027

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1820 N Loretta PI  
Casa Grande, AZ 85122-6194

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

Giannini Partner Group LLC  
1820 N Loretta PI  
Casa Grande, AZ 85122-6194

(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  
 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.

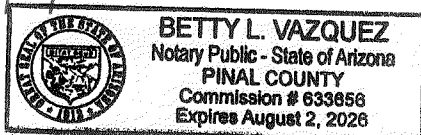
See reverse side for definition of a "primary residence, secondary residence and "family member".

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 Pinal  
Subscribed and sworn to before me this 23 day of March 20 23  
Notary Public Betty L. Vazquez  
Notary Expiration Date 8/27/2026

DOR FORM 82162 (02/2019)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO \_\_\_\_\_  
RECORD DATE 2023-021676  
03/28/2023

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: \$ 357,500 00

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

12. DOWN PAYMENT \$ 357,500 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 AND

briefly describe the Personal Property: N/A

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

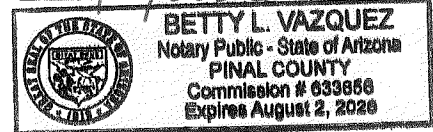
If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona County of Pinal  
Subscribed and sworn to before me this 23 day of March 20 23  
Notary Public Betty L. Vazquez  
Notary Expiration Date 8/27/2026



## LEGAL DESCRIPTION

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