



RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

DATE/TIME: 04/26/2023 10:13

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-029875

WHEN RECORDED MAIL TO:
Steven J Ballor and Vonda J Ballor
3749 S Vista Loop
Gold Canyon, AZ 85118-3016

Escrow No.: FM17230093-AM
APN: 104-93-17702

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,

Super Dino Holdings, LLC, an Arizona Limited Liability Company

does hereby convey to

Steven J Ballor and Vonda J Ballor, husband and wife

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: April 18, 2023

Super Dino Holdings, LLC, an Arizona Limited Liability Company

BY: Shawn Hawkins

State of ~~ARIZONA~~ ^{OHIO}

County of ~~PINAL~~ ^{MEDINA}

This instrument was acknowledged before me on this 24 day of April, 2023, by

Shawn Hawkins

[Signature]

Notary Public
My Commission Expires: 7/20/2025

[SEAL]



FRANK GIAMPIETRO
Notary Public
State of Ohio
My Comm. Expires
July 20, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 104-93-17702

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

Lot 18, of RePlat of Lots 121 through 144, Inclusive, Circulo De Vida, Calle De Suenos, Vereda De Amor and a portion of the open space of Vista Del Corazon, according to the Plat of record in the Office of the County recorder of Pinal County, Arizona in Cabinet C, Slide 158 and Affidavit of Correction recorded in Recording No. 2007-044683 and Re-recorded in Recording No. 2008-015961.

NO
OFFICE

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER**

Escrow No.: FM17230093-AM

Steven J Ballor and Vonda J Ballor, husband and wife each state that:

We are the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

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

Steven J Ballor
Steven J Ballor

Vonda J Ballor
Vonda J Ballor

State of Arizona
County of Maricopa

This instrument was acknowledged before me on this 25th day of April, 2023, by
Steven J. Ballor and Vonda J. Ballor

Rick Liljgren
Notary Public
My Commission Expires: 8/31/25

[SEAL]



RICK LILJGREN
Notary Public - Arizona
Maricopa Co. / #611443
Expires 08/31/2025

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Legal Description

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-93-17702
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:

Super Dino Holdings, LLC, an Arizona Limited Liability Company

4736 Stockbridge Dr
Medina, OH 44256

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

Steven J Ballor and Vonda J Ballor
6586 E Casa de Risco
Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

3749 S Vista Loop
Gold Canyon, AZ 85118-3016

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

Steven J Ballor and Vonda J Ballor
3749 S Vista Loop
Gold Canyon, AZ 85118-3016

(b) Next tax payment due 10/2023

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 [Signature]
State of Arizona County of Maricopa
Subscribed and sworn to before me this 20 day of April 2023
Notary Public [Signature]
Notary Expiration Date 2/1/26

DOR FORM 82162 (02/2019)



ALYSIA RAE MOORE
Notary Public - Arizona
Maricopa Co. / #620386
Expires 02/07/2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-029875
RECORD DATE 04/26/2023

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: \$ 1,400,000 00

11. DATE OF SALE (Numeric Digits): 03 / 2023
Month / Year

12. DOWN PAYMENT \$ 300,000 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:

\$ 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 ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent [Signature]
State of Arizona County of Maricopa
Subscribed and sworn to before me this 20 day of April 2023
Notary Public [Signature]
Notary Expiration Date 2/1/26



ALYSIA RAE MOORE
Notary Public - Arizona
Maricopa Co. / #620386
Expires 02/07/2026

LEGAL DESCRIPTION

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