



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

AFTER RECORDATION, RETURN TO:
MARGARET ADELE HARRIS
18644 North Los Gabrieles Way
Maricopa, AZ 85138

DATE/TIME: 04/27/2023 1315
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-030509

Escrow No. AZ 9297

(THIS SPACE ABOVE FOR RECORDER'S USE)

SPECIAL WARRANTY DEED

On this 27th day of April, 2023 (the "Effective Date"), **HCA MODEL FUND 2016-9 WEST, LLC**, a Texas limited liability company (hereinafter called "Grantor"), for good and valuable consideration in hand paid by **MARGARET ADELE HARRIS**, an unmarried woman (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain tract or parcel of land situated in Pinal County, Arizona, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, improvements, structures and fixtures located thereon and all easements, rights, titles and interests appurtenant thereto (all of the above-described properties being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. This conveyance is made subject to current taxes and assessments not yet delinquent, and all valid (i) reservations in patents, (ii) easements, (iii) rights of way, and (iv) covenants, conditions, and restrictions as may appear of record, Grantor binds itself and its successors to warrant and defend title as against the acts of Grantor and none other, subject to the matters set forth above.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned has executed this Instrument on the date set forth in the acknowledgment below but to be effective as of the Effective Date stated above.

GRANTOR:

HCA MODEL FUND 2016-9 WEST, LLC,
a Texas limited liability company

By: *Matthew C. Baynham*
Matthew C. Baynham, President

STATE OF TEXAS

COUNTY OF COLLIN

§
§
§ ss.

This instrument was acknowledged before me on this 21 day of April, 2023, by Matthew C. Baynham, who is the President of HCA MODEL FUND 2016-9 WEST, LLC, a Texas limited liability company, who is known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 21 day of April, 2023.

TERRI GAIL ASHER
Notary Public

[Notary Seal]

My commission expires: 09/30/2024



EXHIBIT A

LEGAL DESCRIPTION

18644 N Los Gabrieles Way
Maricopa, Arizona

Lot 4, TORTOSA, SOUTH PARCEL L, according to the final plat recorded in Cabinet G, Slide 99 and Affidavit of Correction recorded in Fee No. 2021-106043, records of Pinal County, Arizona.

TORTOSA

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-56-667

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) _____

2. SELLER'S NAME AND ADDRESS:

HCA Model Fund 2016-9 West, LLC, a Texas limited liability company
17950 Preston Rd. #330
Dallas, TX 75252

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

Margaret Adele Harris
577 East Baseline Road, #1031
Tempe, AZ 85283

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

18644 N Los Gabrieles Way
Maricopa, AZ 85138

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

Margaret Adele Harris
18644 N Los Gabrieles Way
Maricopa, AZ 85138

(b) Next tax payment due 10/1/2023

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 residence.

See second page 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 21st day of April, 2023

Notary Public Alfonso Quinones
Notary Expiration Date 2/12/2027
ALFONSO QUINONES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 641122
Expires February 12, 2027

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-030509
RECORD DATE 04/27/2023

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: \$375,000.00

11. DATE OF SALE (Numeric Digits): 3/2023
Month / Year

12. DOWN PAYMENT \$6,818.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see second page for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% 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):

Eastern National Title Agency Arizona, LLC
20830 N Tatum Blvd., Ste 250
Phoenix, AZ 85050
(480) 824-4243

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/ Agent Margaret Adele Harris

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 21st day of April, 2023

Notary Public Alfonso Quinones
Notary Expiration Date 2/12/2027
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Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 641122
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EXHIBIT "A"

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TORTOSA SOUTH PARCEL L