



DATE/TIME: 08/31/2023 0909

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-064650

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Great Partners LLC  
2040 S Alma School Rd Suite 1-262  
Chandler, AZ 85286

## WARRANTY DEED

File No. 214-6286158 (JRS)

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

**Shirley M. Moenich, an unmarried woman**, the GRANTOR does hereby convey to

**Great Partners LLC, an Arizona limited liability company**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

LOT 127, OF TORTOSA-NW PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 93 AND CERTIFICATES OF CORRECTION RECORDED AS 2005-012592 AND AS 2005-062196 OF OFFICIAL RECORDS.

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.

DATED: August 18, 2023

File No.: 214-6286158 (JRS)  
A.P.N.: 502-52-3900 4

Warranty Deed - continued

Shirley M. Moenich  
Shirley M. Moenich

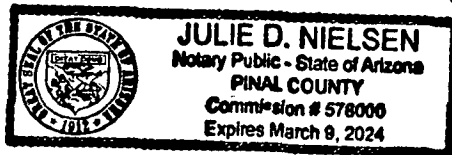
STATE OF AZ )  
County of PINAL )ss  
)

On August 19, 2023, before me, the undersigned Notary Public, personally appeared **Shirley M. Moenich**, 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: 3/9/2024

Julie D. Nielsen Notary Public  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-52-3900 4

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:

Shirley M. Moenich  
36350 West Alhambra Street  
Maricopa, AZ 85138

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

Great Partners LLC  
2040 S Alma School Rd Suite 1-262  
Chandler, AZ 85286

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

36350 West Alhambra Street  
Maricopa, AZ 85138

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

Great Partners LLC  
2040 S Alma School Rd Suite 1-262  
Chandler, AZ 85286

(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 Shirley M. Moenich

State of Arizona, County of PINAL

Subscribed and sworn to before me on this 19 day of AUGUST 20 23

Notary Public Julie D. Nielsen, Notary Public

Notary Expiration Date 3/9/2024

23  
DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2023-064650  
RECORD DATE 08/31/2023

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: \$ 261,000.00 00

11. DATE OF SALE (Numeric Digits): 0 8 / 2 3 Month/Year

12. DOWN PAYMENT \$ 261,000. 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: 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):

Great Partners LLC  
2040 S Alma School Rd Suite 1-262  
Chandler, AZ 85286

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 127 OF TORTOSA (E / 93)

Signature of Buyer / Agent Bob Donah

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30 day of AUGUST 20 23

Notary Public Jennifer Stuart

Notary Expiration Date 3/01/24

