



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 09/18/2023 1244

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-068986

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**CSA Properties, LLC**  
**21841 N Ingram Ct**  
**Maricopa, AZ 85138**

77202581-TIS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

Shane William Nester, An Unmarried Man and Sarah Nicole Rhinehart, An Unmarried Woman, formerly known as Sarah Nicole Nester, who acquired title as Shane William Nester and Sarah Nicole Nester, husband and wife as community property with the right of survivorship

do/does hereby convey to

CSA Properties, LLC, A Colorado Limited Liability Company  
the following real property situated in Pinal County, 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, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: September <sup>13</sup>~~12~~, 2023 *SWN*

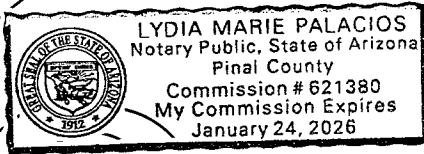
**Shane William Nester**

**SIGNED IN COUNTERPART**

**Sarah Nicole Rhinehart**

State of Arizona }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2023, by Shane William Nester.



[Signature]  
NOTARY PUBLIC  
My commission expires: 01-24-2024

State of Arizona }  
County of \_\_\_\_\_ } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of September, 2023, by Sarah Nicole Rhinehart.

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: September 12, 2023 / Consisting of 3 pages

Parties to Document:

CSA Properties, LLC

Shane William Nester and Sarah Nicole Rhinehart

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**CSA Properties, LLC**  
**21841 N Ingram Ct**  
**Maricopa, AZ 85138**

77202581-TIS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

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do/does hereby convey to

CSA Properties, LLC, A Colorado Limited Liability Company

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

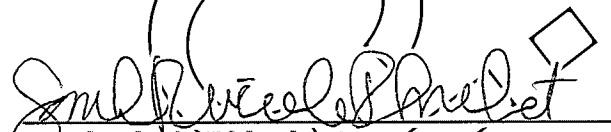
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: September 12, 2023

**SIGNED IN COUNTERPART**

\_\_\_\_\_  
**Shane William Nester**

  
\_\_\_\_\_  
**Sarah Nicole Rhinehart**

State of Arizona }  
                          } ss.  
County of \_\_\_\_\_ }

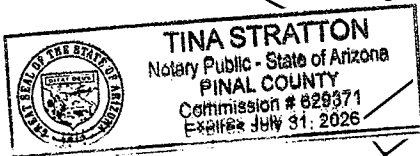
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of September, 2023, by ~~SIGNED IN COUNTERPART~~ Shane William Nester.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

State of Arizona }  
                          } ss.  
County of Pinel }

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2023, by Sarah Nicole Rhinehart.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 7/31/26



THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: September 12, 2023 / Consisting of 3 pages

Parties to Document:

CSA Properties, LLC

Shane William Nester and Sarah Nicole Rhinehart

Exhibit A

Lot 149, of TORTOSA SOUTH PARCEL J, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 97.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded in Fee No. 2020-010093, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

WARRANTY DEED

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-56-5260  
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? none

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Shane William Nester and Sarah Nicole Rhinehart  
3029 East Powell Way  
Gilbert, AZ 85298

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

CSA Properties, LLC  
21841 N Ingram Ct  
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

35434 W San Sisto Avenue  
Maricopa, AZ 85138

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

CSA Properties, LLC  
21841 N Ingram Ct  
Maricopa, AZ 85138

(b) Next tax payment due 10/2024

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 definitions 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2023-068986  
RECORD DATE 09/18/2023

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: \$ 280,000.00

11. DATE OF SALE (Numeric Digits): 05 / 24  
Month / Year

12. DOWN PAYMENT \$ 280,000.00

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):

Pioneer Title Agency, Inc.  
21596 N John Wayne Parkway, Suite 101, Maricopa, AZ 85139  
Phone: (520) 217-3550

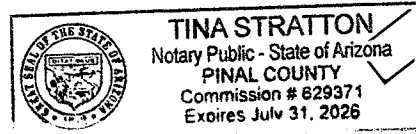
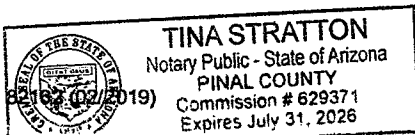
18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 Pinal  
Subscribed and sworn to before me on this 15 day of Sept 2023  
Notary Public [Signature]  
Notary Expiration Date 7/31/26

Signature of Buyer / Agent [Signature]  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 15 day of Sept 2023  
Notary Public [Signature]  
Notary Expiration Date 7/31/26



**EXHIBIT "A"**  
**Legal Description**

Lot 149, of TORTOSA SOUTH PARCEL J, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 97.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded in Fee No. 2020-010093, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

*(Large diagonal watermark text: TORTOSA SOUTH PARCEL J)*