



DATE/TIME: 10/10/2023 1443  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2023-074964

RECORDING REQUESTED BY:  
Title Security Agency, LLC  
AND WHEN RECORDED MAIL TO:  
C & E Construction, LLC, an Arizona  
Limited Liability Company  
1543 E. Racine Dr.  
Casa Grande, AZ 85122

ESCROW NO.: 600-236722-JM  
600-236722-JM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Tacna-San Mateo, LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**C & E Construction, LLC, an Arizona Limited Liability Company**

the following real property situated in Pinal County, State of Arizona:

PARCEL NO. 1:

LOTS 209 AND 770, OF ARIZONA CITY UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 10 AND AMENDED IN BOOK 9 OF MAPS, PAGE 50.

PARCEL NO. 2:

LOT 1197, OF ARIZONA CITY UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGES 48 AND 48-A.

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 26, 2023

Grantors:

Tacna-San Mateo, LLC, an Arizona Limited Liability Company

BY:   
Robert Jackson  
Manager

Escrow No.: 600-236722-JM

State of Arizona }ss:  
County of Pinal

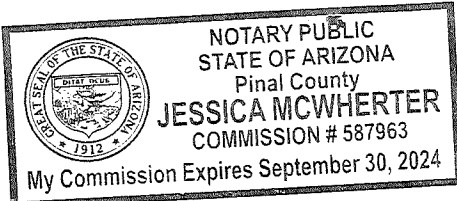
On this 27<sup>th</sup> day of Sept, 2023, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared

FOR NOTARY SEAL OR STAMP

Robert Jackson, as Manager of Tacna-San Mateo, LLC, an  
Arizona Limited Liability Company  
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 the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument  
WITNESS my hand and official seal.

Notary Public: [Signature]

My Commission Expires: 9/30/2024



*[Large diagonal watermark text: "TACNA-SAN MATEO LLC" and "9/30/2024"]*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 406-05-0250  
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? 2  
Please list the additional parcels below (attach list if necessary):  
(1) 406-03-0410 (3)  
(2) 406-02-4210 (4)

2. SELLER'S NAME AND ADDRESS  
Tacna-San Mateo, LLC  
832 E. Shadow Ridge Dr.  
Casa Grande, AZ 85122

3. (a) BUYER'S NAME AND ADDRESS:  
C & E Construction, LLC, an Arizona Limited Liability Company  
1543 E. Racine Dr.  
Casa Grande, AZ 85122  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship:

4. ADDRESS OF PROPERTY:  
8258 & 9564 W. Tinajas Dr. and 8467 W. Magnum Dr.  
Arizona City, AZ 85123

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
C & E Construction, LLC, an Arizona Limited Liability Company  
1543 E. Racine Dr.  
Casa Grande, AZ 85122  
(b) Next tax payment due October 1, 2024

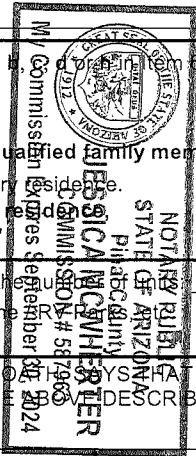
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
c.  Condo or Townhouse h.  Mobile or Manufactured Home  
i.  Other Use; Specify:  
d.  2-4 Plex  
e.  Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, d or f 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" or "secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the use:  
For Apartments, Motels / Hotels, Mobile Home

THE UNDERSIGNED BEING DULY SWORN, ON OATH DEPOSES 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 AZ, County of Pinal  
Subscribed and sworn to before me on this 27th day of Sept 20 23  
Notary Public  
Notary Expiration Date 9/30/2024



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2023-074964  
RECORD DATE 10/10/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
a.  Warranty Deed d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other:

10. SALE PRICE: \$ 72000 00

11. DATE OF SALE (Numeric Digits): 09 / 2023  
Month / Year

12. DOWN PAYMENT \$ 72000 00

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller loan (Carryback) (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:

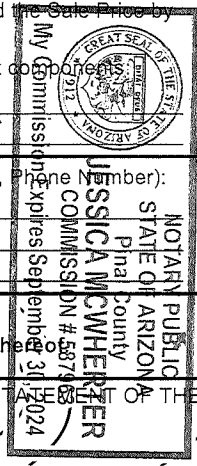
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

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):  
Title Security Agency, LLC  
442 W. Kortsen Road, Suite 101  
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):  
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent  
State of AZ, County of Pinal  
Subscribed and sworn to before me on this 27th day of Sept 20 23  
Notary Public  
Notary Expiration Date 9/30/2024



**EXHIBIT "A"**

PARCEL NO. 1:

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BOOK 9 OF MAPS