



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

DATE/TIME: 02/16/2024 0910

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-011035

RECORDING REQUESTED BY:
*First American Title Insurance Company
National Commercial Services
NCS-1169163*

WHEN RECORDED MAIL DOCUMENT TO:

First American Title
5445 Corporate Dr, Ste 175
Troy, MI 48098

THIS SPACE FOR RECORDER'S USE ONLY

Warranty Deed

Recording Requested by:
First American Title Insurance Company National
Commercial Services
When recorded mail to:
AutoZone Development.LLC
P.O.Box 2198, 3rd Floor
Memphis, TN 38101-2198

WARRANTY DEED

File No. NCS-1169163-MICH.(dt)

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

Shiao Pin Gerrish-Hoban, the GRANTOR does hereby convey to

AutoZone Development LLC, a Nevada limited liability company, the GRANTEE

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

PARCEL NO. 1:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, RUN SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1900.00 FEET;

THENCE WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE WEST, A DISTANCE OF 190.00 FEET;

THENCE SOUTH, A DISTANCE OF 50.00 FEET;

THENCE EAST, A DISTANCE OF 190.00 FEET;

THENCE NORTH, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL, OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT RECORDED APRIL-29, 1987 IN DOCKET 1439, PAGE 246.

ALSO KNOWN AS THE SOUTH ONE-HALF OF LOT 2846, OF ARIZONA CITY UNIT FOUR-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 11 OF MAPS, PAGE 35.

PARCEL NO. 2:

THE NORTH HALF OF LOT 2845, OF ARIZONA CITY UNIT FOUR-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN BOOK 11 OF MAPS, PAGE 35 AND AFFIDAVIT OF CORRECTION RECORDED ON FEBRUARY 21, 2006 AS 2006-024438, OF OFFICIAL RECORDS.

EXCEPT ALL COAL, OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT RECORDED APRIL 29, 1987 IN DOCKET 1439, PAGE 246.

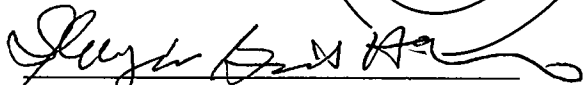
File No.: NCS-1169163-MICH
(dt)
A.P.N.: 407-03-451B.1 and
407-03-452B 0

Warranty Deed - continued

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: February 13, 2024


Shiao Pin Gerrish-Hoban

STATE OF AZ)

County of Pinal)
)ss.
)

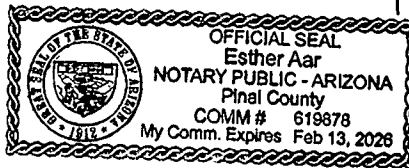
On Feb 13, 2024, before me, the undersigned Notary Public, personally appeared **Shiao Pin Gerrish-Hoban**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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:

2/13/2026


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407 - 03 - 451 - 0
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) 407-03-452B 0 (3)
- (2) _____ (4)

2. SELLER'S NAME AND ADDRESS:

Shiao Pin Gerrish-Hoban
1649 E. Florence Blvd., Ste. 3
Casa Grande, AZ 85122

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

AutoZone Development LLC
P.O. Box 2198
Memphis, TN 38101-2198

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

4. ADDRESS OF PROPERTY:

SWC Sunlad Gin Road and Swansea Drive
Arizonia City, AZ

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

AutoZone Development LLC
P.O. Box 2198
Memphis, TN 38101-2198

(b) Next tax payment due 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
- 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.

Shiao Pin Gerrish-Hoban
Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 13th day of Feb 2024

Notary Public Esther Aar

Notary Expiration Date 2/13/2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-011035
RECORD DATE 02/16/2024

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: \$ 190,000 00

11. DATE OF SALE (Numeric Digits): 02/24
Month / Year

12. DOWN PAYMENT \$ 190,000 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: _____

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):

Diane Tisch, First American Title
5445 Corporate Dr., Ste. 175
Troy MI 48098

18. LEGAL DESCRIPTION (attach copy if necessary):

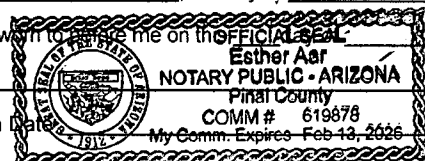
See attached

Signature of Buyer / Agent _____
State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____



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P.O. Box 2198

Memphis, TN 38101-2198

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Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 2021

Notary Public _____

Notary Expiration Date _____

Signature of Buyer / Agent

State of Tennessee, County of Shelby

Subscribed and sworn to before me on this 13 day of February, 2021

Notary Public: Wanda E. [Signature]

Notary Expiration Date My Commission Expires June 30, 2026

EXHIBIT 'A'

File No.: **NCS-1169163-MICH (dt)**

Property: **SWC Sunlad Gin Road & Swansea Drive, Arizona, AZ**

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A.P.N. 407-03-451B 1 and 407-03-452B0