



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 02/27/2024 1531

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-013876

Recorded at the request of *Clear Title Agency of Arizona*
When recorded mail to:

Real Property Acquisitions, LLC
4856 E. Baseline Rd Ste 106
Mesa, AZ 85206

Escrow No.: 30240169-jf

WARRANTY DEED

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

Corinne S. McCullough, an unmarried woman, the GRANTOR

does hereby convey to

Real Property Acquisitions, LLC, an Arizona limited liability company, the GRANTEE,

the following real property situated in PINAL County, Arizona:

Lot 30, of ENCHANTED ACRES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded Book 15 of Maps, Page 3.

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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

See Signatures and Notary Acknowledgment Page Attached

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-24-0300 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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Corinne S. McCullough
1805 Madison Ave
Burlington, IA 52601

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

Real Property Acquisitions, LLC
4856 E. Baseline Rd Ste 106
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:

2853 W Ohio St
Apache Junction, AZ 85120

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

Real Property Acquisitions, LLC
4856 E. Baseline Rd Ste 106
Mesa, AZ 85206
(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
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify:
- e. Apartment Building

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: Corinne S. McCullough
State of Iowa County of Des Moines
Subscribed and sworn to before me on this 26th day of February 2024
Notary Public: Catriona Faircrest
Notary Expiration Date: 11-05-2024

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-013876
RECORD DATE 02/27/2024

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: \$ 115000 00

11. DATE OF SALE (Numeric Digits): 02 / 2024
Month / Year

12. DOWN PAYMENT \$ 10,000.00 00

13. METHOD OF FINANCING:

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

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):

Clear Title Agency of Arizona
1530 E Williams Field Rd Ste 110, Gilbert, AZ 85295
(480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent
State of County of
Subscribed and sworn to before me on this day of 20
Notary Public
Notary Expiration Date

Signed in Counterpart

EXHIBIT "A"

Lot 30, of ENCHANTED ACRES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded Book 15 of Maps, Page 3.

ENCHANTED ACRES