



DATE/TIME: 04/01/2024 1211
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-023740

AFTER RECORDING RETURN TO:
Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090
Scottsdale, AZ 85261

File No. PRH-138837-AZ

Tax ID No.: 512-08-0580

WARRANTY DEED

THIS INDENTURE made and entered into on this 28 day of March, 2024, by and between **Mitchell Glynn and Sarah Glynn, husband and wife**, residing at 1209 3 ½ Ave NW, Byron, MN 55920, hereinafter referred to as Grantor(s) and **Yamasa Co., Ltd., a Japanese Corporation**, located at PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Sixteen Thousand Five Hundred and 00/100 Dollars (\$316,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Pinal County, Arizona:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Property commonly known as: 20767 N Alma Drive, Maricopa, AZ 85138

Prior instrument reference: Fee Number: 2015-008996, Recorded: 02/13/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Dated this 28 day of March, 2024

[Signature]

Mitchell Glynn

[Signature]

Sarah Glynn

STATE OF Minnesota
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 28th day of March, 2024, by **Mitchell Glynn and Sarah Glynn** to me known as the person(s) described in and who executed the foregoing instrument and Acknowledgement before me that (s)he/~~they~~ executed the same.

Notary Public

Print Name: Sindy R. Graham

My commission expires: Jan 31, 2028



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EXHIBIT A
LEGAL DESCRIPTION

Lot 58, of Parcel 3 of The Villages at Rancho El Dorado, according to the plat of record in the office of the County of Recorder of Pinal County, Arizona in Cabinet D, Slide 193.

Parcel ID Number: 512-08-0580

Property Commonly Known As: 20767 N Alma Drive, Maricopa, AZ 85138

Maricopa

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 512-08-0580
 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) N/A (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Mitchell Glynn and Sarah Glynn
1209 3 1/2 Ave NW, Byron, MN 55920

3. (a) BUYER'S NAME AND ADDRESS:
Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090, Scottsdale, AZ 85261

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

4. ADDRESS OF PROPERTY:
20767 N Alma Drive, Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Yamasa Co., Ltd., a Japanese Corporation
PO Box 4090, Scottsdale, AZ 85261

(b) Next tax payment due 5/2024

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: N/A
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2024-023740
 RECORD DATE 04/01/2024

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: \$ 316500 00

11. DATE OF SALE (Numeric Digits): 3/2024
 Month / Year

12. DOWN PAYMENT \$ 5000. 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: _____

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):
Heather Beatty
3501 Olympus Blvd
Coppell, TX 75019
470-816-9999

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached

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 Texas, County of Dallas
 Notary Public, State of Texas
 Comm. Expires 05-20-2026
 Notary ID 133772791

Subscribed and sworn to before me on this 1 day of April, 2024
 Notary Public: [Signature]
 Notary Expiration Date: 5-20-2026

Signature of Buyer Agent: [Signature]
 State of Texas, County of Dallas
 Notary Public, State of Texas
 Comm. Expires 05-20-2026
 Notary ID 133772791

Subscribed and sworn to before me on this 1 day of April, 2024
 Notary Public: [Signature]
 Notary Expiration Date: 5-20-2026

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Maricopa