



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 04/29/2024 1344

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-031743

RECORDING REQUESTED BY:

TEEMA Title & Escrow Agency, Inc.

AND WHEN RECORDED MAIL TO:

TEEMA Title & Escrow Agency, Inc.
2100 W. Chandler Blvd., #34
Chandler, AZ 85224

ESCROW NO.: 0324-001750-BS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Derald Halverson, a single man

do/does hereby convey to

4J INVESTMENTS OF AZ LLC

the following real property situated in Pinai County, State of 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.

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

TEEMA

Dated: April 26, 2024

GRANTOR(S):

Derald Halverson

Derald Halverson

STATE OF ARIZONA *IA*

COUNTY OF LYON

I, JANEL K. COLE, a Notary Public for the County of LYON, IA and State of AZ do hereby certify that Derald Halverson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of April, 2024.

Janel K. Cole
Notary Public

My Commission Expires:

(SEAL)

IA Commission Expires June 7, 2024



Large diagonal watermark text: "JANEL K. COLE"

EXHIBIT "A"

LOT 73 OF SILVER BELL ESTATES UNIT 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 16 OF MAPS, PAGE(S) 59.

EXCEPTING THEREFROM, ALL COAL, OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 60, PAGE 282 OF DEEDS.

AND ALSO EXCEPT, ALL COAL, OIL, GAS AND MINERAL DEPOSITS, AND ALL HYDRO- CARBON, HYDRO-THERMAL, MINERAL DEPOSITS AND ALL GEO-THERMAL MINERAL DEPOSITS AS RESERVED IN THE INSTRUMENT RECORDED IN DOCKET 668, PAGE 964.

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AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel 409-35-073
 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) _____ (3) _____
 (2) _____ (4) _____

2 SELLER'S NAME AND ADDRESS
 Derald Halverson
 25758, Packard Lane
 Renner SD 57055

3 (a) BUYER'S NAME AND ADDRESS
 4J INVESTMENTS OF AZ LLC
 1539 W SAN NICOLAS BLVD
 TUCSON AZ 85713
 (b) Are the Buyer and Seller related? Yes No
 If Yes state relationship _____

4 ADDRESS OF PROPERTY
 13236 W Hydrus Ave
 Eloy AZ 85131

5 (a) MAIL TAX BILL TO (Taxes due even if no bill received)
 4J INVESTMENTS OF AZ LLC
 1539 W SAN NICOLAS BLVD
 TUCSON AZ 85713
 (b) Next tax payment due 10/2024

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
 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

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2024-031743
 RECORD DATE 04/29/2024

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 \$ 85000 00

11 DATE OF SALE (Numeric Digits) 04 / 2024
 Month / Year

12 DOWN PAYMENT \$ 0 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
 (3) FHA
 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 \$ _____ 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)
 TEEMA Title & Escrow Agency Inc
 2100 W Chandler Blvd #34
 Chandler AZ 85224

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 Jackie Abell
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 29 day of April 20 24
 Notary Public Brandon Shepherd
 Notary Expiration Date 02/17/26

Signature of Buyer / Agent Dora Luisa Castrejo
 State of AZ County of Pinal
 Subscribed and sworn to before me on this 25 day of April 20 24
 Notary Public _____
 Notary Expiration Date 3/26/2027

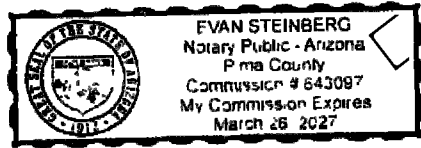
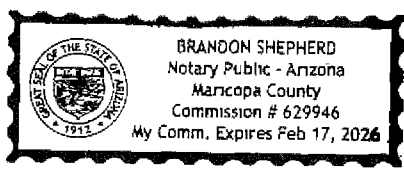


Exhibit A

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