



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/07/2024 1413
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-034189

RECORDING REQUESTED BY
Fidelity National Title - Phoenix NCS
AND WHEN RECORDED MAIL TO:
DYER27 INVESTMENTS, L.L.C. AN
ARIZONA LIMITED LIABILITY COMPANY
2700 E. RAVEN WAY
GILBERT, AZ 85297

ESCROW NO.: Z2450560-KEV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

Samuel Benjamin Gonzales, a single Man

do/does hereby convey to

DYER27 INVESTMENTS, L.L.C. an Arizona Limited Liability Company

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

Lot 650, of THE PRESERVE AT SAN TAN - UNIT/2B, according to the plat of recorded in Fee No. 2020-131582 and Affidavit of Correction recorded January 29, 2021 in Fee No. 2021-011458, records of Pinal County, Arizona.

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 hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 5/7/2024

SELLERS:

Samuel Benjamin Gonzales
Samuel Benjamin Gonzales

State of **ARIZONA**
County of Pinal } **SS**

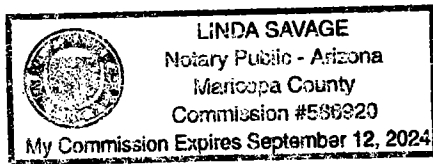
On 2 May 2024, before me, Linda Savage
a Notary Public in and for said County and State, personally appeared
Samuel Benjamin Gonzales

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.

WITNESS my hand and official seal.

Signature Linda Savage

For Notary Seal Or Stamp



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509 - 04 - 297 -
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:

Samuel Benjamin Gonzales
35012-N. Barrel Road
San Tan Valley AZ 85144

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

DYER27 INVESTMENTS, L.L.C., an Arizona Limited Liability Company
2700 E. Raven Way
Gilbert, AZ 85297

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

4. ADDRESS OF PROPERTY:

35012 North Barrel Road
San Tan Valley AZ 85144

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

DYER27 INVESTMENTS, L.L.C., an Arizona Limited Liability Company
2700 E. Raven Way
Gilbert, AZ 85297

(b) Next tax payment due 11/01/24

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
 Affixed Not Affixed
- 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: 1
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

COUNTY OF RECORDATION PINAL
FEE NO 2024-034189
RECORD DATE 05/07/2024

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: \$ 440,000 00

11. DATE OF SALE (Numeric Digits): 05/24
Month / Year

12. DOWN PAYMENT \$ 5,000 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: 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):

Fidelity National Title- NCS
1 E. Washington Street, #450
Phoenix, AZ 85004

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 _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 6th day of May 2024

Notary Public _____

Notary Expiration Date 9-30-2025

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 6th day of May 2024

Notary Public _____

Notary Expiration Date 9-30-2025



ERIN LEATHAM
Notary Public - Arizona
Maricopa Co. / #614103
Expires 09/30/2025



ERIN LEATHAM
Notary Public - Arizona
Maricopa Co. / #614103
Expires 09/30/2025

EXHIBIT "A"
Legal Description

Lot 650, of THE PRESERVE AT SAN TAN - UNIT 2B, according to the plat of recorded in Fee No. 2020-131582 and Affidavit of Correction recorded January 29, 2021 in Fee No. 2021-011458, records of Pinal County, Arizona.

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