



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/19/2024 1628
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2024-062895

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4724031544

WHEN RECORDED MAIL TO

Rebecca Laemmel
54084 West Badger Road
Maricopa, AZ 85139

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1 of 2

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged C10 Properties LLC, an Arizona limited liability company

Do hereby convey to Rebecca Laemmel, a single woman

the following real property situated in Pinal County, Arizona:

Lot 17, of Hidden Valley Estates Unit 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, page 40;
EXCEPT ALL coal and other minerals as reserved in patent from the United States of America.

SUBJECT TO existing taxes, assessments, -covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: August 13, 2024

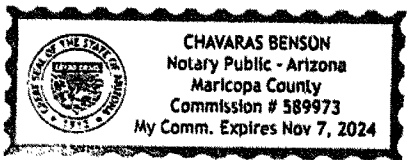
C10 Properties LLC, an Arizona limited liability company

By: Ted Yeager, Managing Member
Ted Yeager, Managing Member

State of ARIZONA
County of MARICOPA

The foregoing instrument was acknowledged before me this 15 day of August, 2024 by Ted Yeager, Managing Member of C10 Properties LLC an Arizona limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501 - 51 - 0170 -
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:

C10 PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY
3123 East Lynx Way
Gilbert AZ 85298

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

REBECCA LAEMMEL
5158 Hidden Valley Road
Maricopa AZ 85139

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

54084 West Badger Road, Maricopa, Arizona 85139

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

REBECCA LAEMMEL
54084 West Badger Road
Maricopa AZ 85139

(b) Next tax payment due 10/2024

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
 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: _____
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

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 19 day of Aug 2024

Notary Public M.J. McGanty

Notary Expiration Date 11-9-27

DOR FORM 82162 (2/2019)



M J MCGANTY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 659058
Expires November 4, 2027

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 17 day of Aug 2024

Notary Public Tami L Quinn

Notary Expiration Date _____



TAMI L QUINN
Notary Public - Arizona
Pinal County
Commission # 600059
My Comm. Expires Feb 27, 2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-062895
RECORD DATE 08/19/2024

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: \$217,500. 00

11. DATE OF SALE (Numeric Digits): 07 / 24
Month / Year

12. DOWN PAYMENT \$7,327. 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):
BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

ORDER NO. : 4724031544

EXHIBIT A

Lot 17, of Hidden Valley Estates Unit 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, page 40;

EXCEPT ALL coal and other minerals as reserved in patent from the United States of America.