



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

Electronically Recorded

DATE/TIME: 08/29/2024 1344

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-065793

RECORDING REQUESTED BY:
Stewart Title & Trust of Tucson

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Tucson - Gallery Row
3001 E Skyline Dr, Ste 109
Tucson, AZ 85718

FILE NO.: 2392312

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

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

IPP Investments LLC, an Arizona limited liability company

do/does hereby convey to

Fernando Molina Montano, an unmarried man

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

Lot 546, ARIZONA CITY UNIT TEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 45.

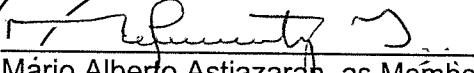
APN: 407-11-5460

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.

Date: August 14, 2024

IPP Investments LLC, an Arizona limited liability company

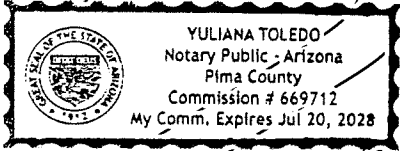


Mario Alberto Astiazaran, as Member

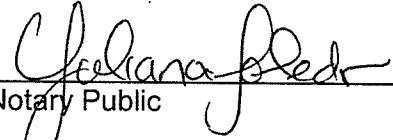
NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona)
County of Pima) ss

This instrument was acknowledged before me this 14th day of August, 2024 by Mario Alberto Astiazaran as Member of IPP Investments LLC, an Arizona limited liability company.



(Seal)



Notary Public

My commission expires: 7/20/2028

FOR SALE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-11-5460
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? 3

Please list the additional parcels below (attach list if necessary):

- (1) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

IPP Investments LLC, an Arizona limited liability company
7400 N Oracle Rd, Ste 150-443
Tucson, AZ 85704

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

Fernando Molina Montano
1103 E 5th St.
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

15451 S Coral Road
Arizona City, AZ 85123

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

Fernando Molina Montano
15451 S Coral Road
Arizona City, AZ 85123

(b) Next tax payment due October 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.

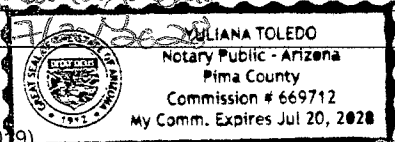
Signature of Seller / Agent _____

State of Arizona, County of Pima

Subscribed and sworn to before me

on this 14th day of August, of 2024

Notary Public _____
Notary Expiration Date _____



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-065793
RECORD DATE 08/29/2024

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: \$ 291,000.00

11. DATE OF SALE (Numeric Digits): 08/2024
Month / Year

12. DOWN PAYMENT \$ 10,185.00 **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: _____

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 HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

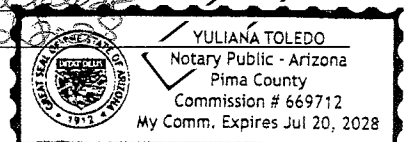
Signature of Buyer / Agent _____

State of Arizona, County of Pima

Subscribed and sworn to before me on this

2th day of August, of 2024

Notary Public _____
Notary Expiration Date _____



File No.: 2392312

EXHIBIT "A"
Legal Description

Lot 546, ARIZONA CITY UNIT TEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 45.

APN: 407-11-5460

Proprietary