



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 09/30/2024 1457

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-075005

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Adriana Castaneda
46128 W Holly Dr
Maricopa, AZ 85139

WARRANTY DEED

File No. 296-6327782 (BK)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

OP SPE PHX1, LLC a Delaware limited liability company, the GRANTOR does hereby convey to

Adriana Castaneda, an unmarried woman, the GRANTEE

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

Lot 38, of MARICOPA MEADOWS PARCEL 13, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 51 and Certificate of Correction recorded as 2005-082890, of official records.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 296-6327782, (BK)
A.P.N.: 512-34-0380 9

Warranty Deed - continued

DATED: September 03, 2024

OP-SPE PHX1, LLC a Delaware limited liability company

By: [Signature]
Name: Stacey Jones
Title: Authorized Signor

Stacey Jones
Authorized Signer

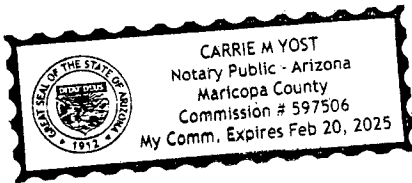
STATE OF AZ)
County of Maricopa)ss.

On September 5 2024, before me, the undersigned Notary Public, personally appeared Stacey Jones **Authorized signor for OP SPE PHX1, LLC**, 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 and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2/20/2025

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-34-0380 9
 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?

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

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

2. SELLER'S NAME AND ADDRESS:

OP SPE.PHX1, LLC
2150 East Germann Road, Suite 1
Chandler, AZ 85286

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

Adriana Castaneda
217 E Taylor St.
Tempe, AZ 85288

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

4. ADDRESS OF PROPERTY:

46128 W Holly Dr
Maricopa, AZ 85139

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

Adriana Castaneda
217 E Taylor St.
Tempe, AZ 85288

(b) Next tax payment due 03/01/2025

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. Agriculture
- 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 Maricopa

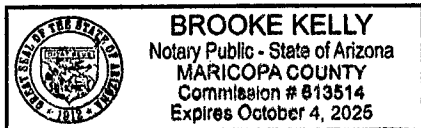
Subscribed and sworn to before me on this 30th day of September 20 24

Notary Public

Notary Expiration Date 10/4/2025

24

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2024-075005
 RECORD DATE 09/30/2024

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: \$319,400.00 00

11. DATE OF SALE (Numeric Digits): 09 / 24 Month/Year

12. DOWN PAYMENT \$9,582 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:

\$ 0.00 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):

Adriana Castaneda
217 E Taylor St.
Tempe, AZ 85288

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 38, of MARICOPA MEADOWS PARCEL 13 (E / 51)

Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 30th day of September 20 24

Notary Public

Notary Expiration Date 3-30-27



EXHIBIT 'A'

File No.: **296-6327782 (BK)**

Property: **46128 W Holly Dr, Maricopa, AZ 85139**

Lot 38, of MARICOPA MEADOWS PARCEL 13, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 51 and Certificate of Correction recorded as 2005-082890, of official records.

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Official's