



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/18/2024 0838

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-079765

REALtech Title LLC

After Recording, Return To:

1000 Bishops Gate Blvd Ste 100

Mt Laurel, NJ 08054

Escrow No: 4710124-02322

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged

SFR BORROWER 2022-1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY
MERGER TO SFR ACQUISITIONS 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY,

Do/does hereby convey to

Donald Minkler and Sheila Minkler, Husband and Wife,

the following real property situated in Pinal County, Arizona :

LOT 31, FINAL PLAT FOR SILVER HAWK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT
CABINET C, SLIDE 138, PINAL COUNTY RECORDS, ARIZONA

PARCEL IDENTIFICATION NUMBER: 505-83-03107

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: October 16, 2024

SFR Borrower 2022-1 LLC

Denisa Beyer

By: Denisa Beyer, Authorized Signer

State of Illinois

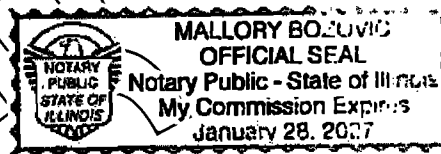
County of Cook

The foregoing instrument was acknowledged before me this 16th day of October, 2024

by Denisa Beyer as Authorized Signer for SFR Borrower 2022-1 LLC, a Delaware Limited Liability Company.

[Signature]
Notary Public

My commission expires: 1-21-2027



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-83-03107

Does this sale include any parcels that are being split / divided?

Check one: Yes [] No [X]

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:

SFR Borrower 2022-1 LLC

120 S. Riverside Plaza

Chicago, IL 60606

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

Donald Minkler and Sheila Minkler

Po Box 13175,

Casa Grande, AZ 85122

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1158 N Desert Willow Street

Casa Grande, AZ 85122

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

Donald Minkler and Sheila Minkler

Po Box 13175,

Casa Grande, AZ 85122

(b) Next tax payment due 11/1/2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. [] Vacant Land f. [] Commercial or Industrial Use
- b. [X] 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.

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 _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-079765
RECORD DATE 10/18/2024

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [X] Warranty Deed d. [] Contract or Agreement
- b. [] Special Warranty Deed e. [] Quit Claim Deed
- c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 272,000.00

11. DATE OF SALE (Numeric Digits): 10/2024 Month / Year

12. DOWN PAYMENT: \$ 2720

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. [] New loan(s) from financial Institution:
(1) [] Conventional
(2) [] VA
(3) [] FHA
- b. [] Barter or trade f. [] Other financing; Specify: _____
- c. [] Assumption of existing loan(s)
- d. [] Seller Loan (Carryback)

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 [X]
- (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 [X]
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

REALtech Title LLC
1000 Bishops Gate Blvd, Ste 100
Mt Laurel, NJ 08054

18. LEGAL DESCRIPTION (attach copy if necessary):

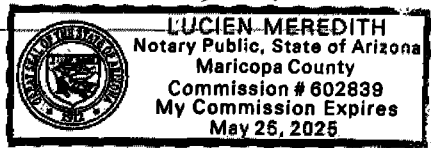
Signature of Buyer / Agent
Donald Minkler (Sheila Minkler)

State of AZ County of Pinal

Subscribed and sworn to before me on this 16 day of Oct 2024

Notary Public Dr

Notary Expiration Date 7/25/25



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Chicago, IL 60606

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Po Box 13175,

Casa Grande, AZ 85122

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

If Yes, state relationship:

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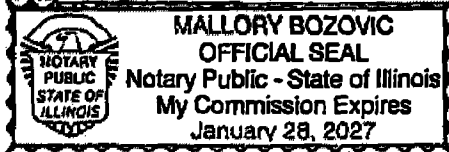
Signature of Seller / Agent

State of Illinois County of Cook

Subscribed and sworn to before me on this 16th day of October 2024

Notary Public

Notary Expiration Date



FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [X] Warranty Deed b. [] Special Warranty Deed c. [] Joint Tenancy Deed d. [] Contract or Agreement e. [] Quit Claim Deed f. [] Other:

10. SALE PRICE: \$ 272,000.00

11. DATE OF SALE (Numeric Digits): 10/2024 Month / Year

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- 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:

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REALtech Title LLC 1000 Bishops Gate Blvd, Ste 100 Mt Laurel, NJ 08054

18. LEGAL DESCRIPTION (attach copy if necessary):

Signature of Buyer / Agent

State of County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 31, FINAL PLAT FOR SILVER HAWK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT
CABINET C, SLIDE 138, PINAL COUNTY RECORDS, ARIZONA

PARCEL IDENTIFICATION NUMBER: 505-83-03107

HOFFMAN'S