



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/24/2025 1141

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-086322

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Daniel Huber and Stacey Huber  
2173 East 35th Avenue  
Apache Junction, AZ 85119

WARRANTY DEED

Escrow No. 214-6369421 (KLD)

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

**Daniel Huber and Stacey Huber, husband and wife and Dale Huber and Sandra Huber, husband and wife as joint tenants with right of survivorship**, the GRANTEE

The following described real property, situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 221, of ARIZONA GOLDFIELD, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 144;

Except therefrom, all coal, oil, gas and other mineral deposits as reserved in the patent recorded in Book 53 of Deeds, Page 380.

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.: 214-6369421 (KLD)  
A.P.N.: 103-38-2210 5

Warranty Deed - continued

DATED: September 04, 2025

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

OP SPE PHX1, LLC a Delaware limited liability company

By *Carrie Yost*  
Name: \_\_\_\_\_  
Title: Authorized Signer

Carrie Yost  
Authorized Signer

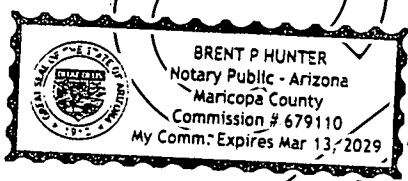
STATE OF Arizona )  
County of Maricopa ) ss.

On October 2, 2025, before me, the undersigned Notary Public, personally appeared, the of Carrie Yost, Authorized Signer 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: 3/13/2029

*Brent P. Hunter*  
Notary Public



### ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated September 04, 2025 by and between **OP SPE PHX1, LLC, a Delaware limited liability company** and **Daniel Huber and Stacey Huber, husband and wife and Dale Huber and Sandra Huber, husband and wife.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: September 04, 2025

*[Signature]*  
Daniel Huber  
*[Signature]*  
Dale Huber

*[Signature]*  
Stacey Huber  
*[Signature]*  
Sandra Huber

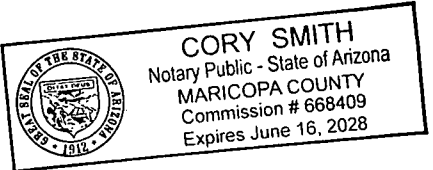
STATE OF AZ )  
County of Maricopa )

On oct 22 2025, before me, the undersigned Notary Public, personally appeared ~~Daniel Huber and Stacey Huber and Dale Huber and Sandra Huber~~, 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: 6-16-2028

*[Signature]*  
Notary Public



ALL-PURPOSE NOTARY CERTIFICATE

STATE OF AZ )  
COUNTY OF Maricopa ) SS.

On Oct 23 2025, before me, the undersigned Notary Public, personally appeared Daniel Huber, Stacey Huber, and Dale Huber,

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.

Signature [Signature]  
Notary Public



My Commission Expires: 6-16-2028

This area for official notarial seal.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: (TYPE OF DOCUMENT)

Acceptance of Joint Tenancy DATE OF DOCUMENT September 04, 2025

BY AND BETWEEN OP SPE PHX1, LLC, a Delaware limited liability company

AND Daniel Huber and Stacey Huber, Dale Huber and Sandra Huber,

CONSISTING OF 1 PAGES AND WAS EXECUTED IN CONJUNCTION WITH

First American Title Insurance Company FILE NO. 214-6369421 (KLD)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103-38-2210 5  
 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  
433 S. Farmer Ave, Suite 500  
Tempe, AZ 85281

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

Daniel Huber and Stacey Huber and Dale Huber and Sandra Huber  
2173 East 35th Avenue  
Apache Junction, AZ 85119

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

4. ADDRESS OF PROPERTY:

2173 East 35th Avenue  
Apache Junction, AZ 85119

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

Daniel Huber and Stacey Huber and Dale Huber and Sandra Huber  
2173 East 35th Avenue  
Apache Junction, AZ 85119

(b) Next tax payment due 03/01/2026

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

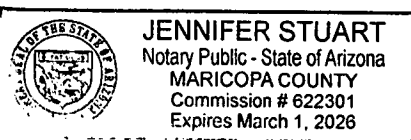
Subscribed and sworn to before me on this 22 day of October 20 25

Notary Public Jennifer Stuart

Notary Expiration Date 3/01/26

25

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2025-086322  
 RECORD DATE 10/24/2025

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: \$ 380,000.00 00

11. DATE OF SALE (Numeric Digits): 09/25 / 10 / 25

12. DOWN PAYMENT \$ 19,000 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:

\$ 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):

Daniel Huber and Stacey Huber and Dale Huber and Sandra Huber  
2173 East 35th Avenue  
Apache Junction, AZ 85119

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 221, of ARIZONA GOLDFIELD (C / 144)

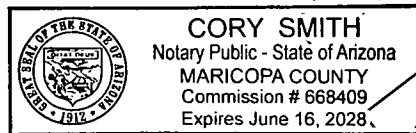
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23 day of October 20 25

Notary Public Cory Smith

Notary Expiration Date 6-16-2028



**EXHIBIT 'A'**

File No.: **214-6369421 (KLD)**

Property: **2173 East 35th Avenue, Apache Junction, AZ 85119**

**Lot 221, of ARIZONA GOLDFIELD, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 144;**

**Except therefrom, all coal, oil, gas and other mineral deposits as reserved in the patent recorded in Book 53 of Deeds, Page 380.**

**A.P.N. 103-38-2210 5**