



**RECORDING REQUESTED BY**  
**Title Management Agency of**  
**Arizona LLC**  
**AND WHEN RECORDED MAIL TO:**  
**JOSEPH C. FEDELE**  
**20537 N. ANCON AVE**  
**MARICOPA, AZ 85139**

DATE/TIME: 02/19/2013 1548

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-014129



ESCROW NO.: 20130166 - 025 - LRD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2/3

### Warranty Deed

For Ten Dollars, and other valuable consideration, I or we,  
**Pinal Equity LLC, an Arizona limited liability company**

do/does hereby convey to

**Joseph C. Fedele, an unmarried man**  
the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

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.

Dated January 23, 2013

**SELLER:**

**Pinal Equity LLC**

H. Alan Day

**BY: H. Alan Day, as manager**

State of **ARIZONA** }ss:

County of Pima

On January 23, 2013 before me, the undersigned, a Notary Public, personally appeared H. Alan Day as manager of Pinal Equity 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, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

Signature

[Handwritten Signature]

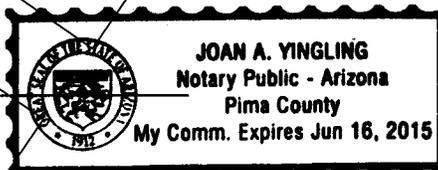


Exhibit A

Lot 22, ACACIA CROSSINGS PARCEL 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 109, and Affidavit of Correction recorded in Fee No. 2003-016804 and 2003-016809 of Official Records.

UNOFFICIAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	512-30-451			
	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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Pinal Equity LLC  
7925-A N. Oracle Road, # 243  
Tucson, AZ 85704

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

Joseph C. Fedele  
44016 W. Windrose  
Maricopa, AZ 85139

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

20537 N. Ancon Ave  
Maricopa, AZ 85139

5. MAIL TAX BILL TO:

Joseph C. Fedele  
20537 N. Ancon Ave  
Maricopa, AZ 85139

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

- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land                        | f. <input type="checkbox"/> Commercial or Industrial Use              |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural                              |
| c. <input type="checkbox"/> Condo or Townhouse                 | h. <input type="checkbox"/> Mobile or Manufactured Home               |
|  | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                           | i. <input type="checkbox"/> Other Use; Specify: _____                 |
| e. <input type="checkbox"/> 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:

To be used as a primary residence.  Owner occupied, not a primary residence.

To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_

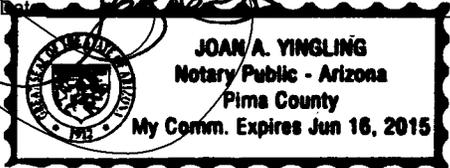
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed    | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed       | f. <input type="checkbox"/> Other:                |

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: H. Alan Day  
 State of AZ, County of Pima  
 Subscribed and sworn to before me on this 22<sup>nd</sup> day of January 2013  
 Notary Public: [Signature]  
 Notary Expiration Date: 6-16-15



**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 02/19/2013 1548  
 FEE NUMBER: 2013-014129

10. SALE PRICE: \$ 114,900.00

11. DATE OF SALE (Numeric Digits): 02/13  
 Month / Year

12. DOWN PAYMENT \$ 1,000.00

13. METHOD OF FINANCING:
- |  |  |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade                | (1) <input type="checkbox"/> Conventional                                      |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input checked="" type="checkbox"/> VA                                     |
|  | (3) <input type="checkbox"/> FHA   |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | f. <input type="checkbox"/> 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:

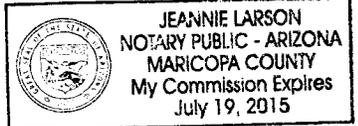
(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No

If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Title Management Agency of Arizona LLC  
19756 N. John Wayne Pkwy., Suite 100, Maricopa, AZ 85139  
(520) 233-2244

18. LEGAL DESCRIPTION (attach copy if necessary):

Signature of Buyer / Agent: C. Walker  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 19 day of Feb 2013  
 Notary Public: [Signature]  
 Notary Expiration Date: 7/19/2015



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