



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested by:  
First American Title Insurance Company

DATE/TIME: 06/30/2014 1452

FEE: \$11.00

When recorded mail to:  
Langley Willis, LLC  
2738 East Guadalupe Road  
Gilbert, AZ 85234

PAGES: 3

FEE NUMBER: 2014-037757



### WARRANTY DEED

File No. 214-5632909 (DL) <sup>2/3</sup>

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we, Scott W. Crawford and Linda R. Crawford, the GRANTOR does hereby convey to Langley Willis, LLC, an Arizona limited liability company, the GRANTEE the following described real property situate in Pinal County, Arizona:

TRACT 8, OF BAR E/B RANCH UNIT ONE, ACCORDING TO THE RECORD OF SURVEY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 2 OF SURVEYS, PAGE 144, BEING SITUATED IN PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THAT PORTION OF TRACT 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 17 FROM WHICH A 1/2" REBAR WITH ALUMINUM CAP LS #7334 MARKING THE CENTER QUARTER CORNER OF SECTION 17 BEARS SOUTH 00 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 2641.04 AND FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 17 BEARS SOUTH 89 DEGREES 47 MINUTES 32 SECONDS EAST A DISTANCE OF 2638.86 FEET;

THENCE FROM SAID NORTH QUARTER CORNER SOUTH 00 DEGREES 11 MINUTES 40 SECONDS EAST ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 1679.44 FEET TO 1/2" REBAR WITH ALUMINUM CAP LS #7334 MARKING THE NORTHEAST CORNER OF PARCEL "A" AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 11 MINUTES 40 SECONDS EAST ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 961.59 FEET TO A 1/2" REBAR WITH ALUMINUM CAP LS #7334 MARKING THE CENTER QUARTER OF SECTION 17 ALSO MARKING AN ANGLE POINT OF PARCEL "A";

THENCE SOUTH 04 DEGREES 10 MINUTES 07 SECONDS WEST A DISTANCE OF 25.07 FEET TO A SET 5/8" REBAR WITH ALUMINUM CAP RLS # 37512 MARKING THE SOUTHEAST CORNER OF PARCEL "A";

THENCE NORTH 71 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 1105.89 FEET TO A SET 5/8" REBAR WITH ALUMINUM CAP RLS #37512 MARKING THE SOUTHWEST CORNER OF PARCEL "A";

THENCE NORTH 04 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 639.51 FEET TO A 1/2" REBAR WITH ALUMINUM CAP LS #7334 MARKING THE NORTHWEST CORNER OF PARCEL "A";

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Warranty Deed - continued

THENCE SOUTH 89 DEGREES 52 MINUTES 25 SECONDS EAST A DISTANCE 1100.09 FEET TO A 1/2" REBAR WITH ALUMINUM CAP LS #7334 MARKING THE NORTHEAST CORNER OF PARCEL "A" AND THE POINT OF BEGINNING.

ALSO DESCRIBED AS PARCEL B, OF RECORD OF SURVEY RECORDED AS SURVEY BOOK 10, PAGE 33.

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.

DATED: April 30, 2014

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Warranty Deed - continued

  
\_\_\_\_\_  
Scott W. Crawford

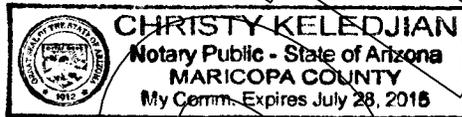
  
\_\_\_\_\_  
Linda R. Crawford

STATE OF Arizona )  
County of Maricopa )ss.

On 6-27-14, before me, the undersigned Notary Public, personally appeared Scott W. Crawford and Linda R. Crawford, 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.

My Commission Expires: July 28, 2015 Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-46-008A 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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Scott W. Crawford and Linda R. Crawford  
50598 West Val Vista  
Maricopa, AZ 85139

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

Langley Willis, LLC  
2738 East Guadalupe Road  
Gilbert, AZ 85234

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

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

4. ADDRESS OF PROPERTY:

Vacant Land APN 301-46-008A  
Pinal County, AZ

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

Langley Willis, LLC  
2738 East Guadalupe Road  
Gilbert, AZ 85234

(b) Next tax payment due 10/01/2014

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 used as vacation home or secondary residence.
- c.  To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary 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.

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

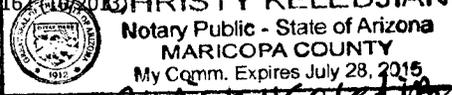
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28 day of JUNE 20 14

Notary Public

Notary Expiration Date July 28, 2015

DOR FORM 82162-10/2010 **CHRISTY KELEDJIAN**



**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 06/30/2014 1452

FEE NUMBER: 2014-037757

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: \$41,853.00 00

11. DATE OF SALE (Numeric Digits): 0 5 / 1 4  
Month/Year

12. DOWN PAYMENT \$41,853.00 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: \$ 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: \_\_\_\_\_

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):

First American Title Insurance Company  
3048 East Baseline Road, Suite 101  
Mesa, AZ 85204  
214-5632909 (DL) Phone (480)833-5301

18. LEGAL DESCRIPTION (attach copy if necessary):

COMM @ CENTER OF SEC 17-5S-12E TH S04DW 25.07' + ' TO POB TH CON' + ' T S04DW 397.84' + ' TH S51DW 747.59' + ' TH W 330.08' + ' TH N04D46' + ' 04 W 937.81' + ' TH N04D45' + ' 32 W 227.02' + ' TH S71DE 1105.89' + ' TO POB (AKA PAR B OF SUR

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 30 day of JUNE 20 14

Notary Public

Notary Expiration Date \_\_\_\_\_

