



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Stewart Title

WHEN RECORDED MAIL TO:
George Nolan
17226 W Lundberg St
Surprise, AZ 85388

DATE/TIME: 2/12/2016 1114
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2016-008654



ESCROW NO. 05504-15702

SPACE ABOVE THIS LINE FOR RECORDERS USE

Warranty Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,
J AND J Property Holdings L.L.C., an Arizona Limited Liability Company
do/does hereby convey to
George Nolan, an unmarried man
the following real property situated in Pinal County, State of Arizona.

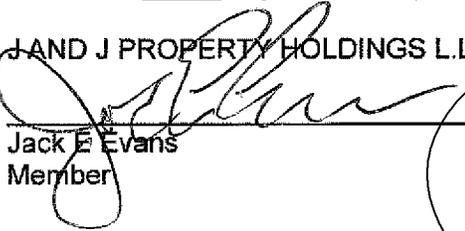
SEE EXHIBIT "A" ATTACHED HERETO

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 this 8 day of February, 2016.

JAND J PROPERTY HOLDINGS L.L.C.

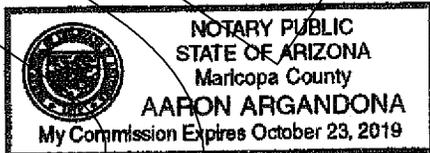


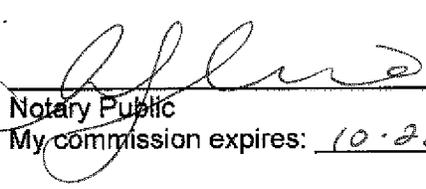
Jack E Evans
Member

State of Arizona)

County of Pima MARICOPA)

This instrument was acknowledged before me this 8 day of FEBRUARY, 2016 by Jack e Evans, member of JAND J Property Holdings L.L.C..





Notary Public
My commission expires: 10-23-19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 05504-15702

A portion of the Southwest quarter of Section 9, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 9;

THENCE North 90 degrees 00 minutes 00 seconds East, along the South line of said Section 9, a distance of 1323.50 feet to the TRUE POINT OF BEGINNING;

THENCE North 00 degrees 13 minutes 20 seconds East, a distance of 1321.46 feet;

THENCE North 89 degrees 59 minutes 29 seconds East, a distance of 1322.80 feet;

THENCE South 00 degrees 11 minutes 30 seconds West, a distance of 1321.65 feet;

THENCE South 90 degrees 00 minutes 00 seconds West, a distance of 1323.50 feet to the TRUE POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 401-48-015D
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:
J AND J Property Holdings L.L.C.
Attn: Jack Evans , PO Box 7274
Phoenix, AZ 85011

3. (a) BUYER'S NAME AND ADDRESS:
George Nolan
17226 W Lundberg St
Surprise, AZ 85388
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
O E Hanna
Eloy, AZ 85131

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
George Nolan
17226 W Lundberg St
Surprise, AZ 85388
 (b) Next tax payment due _____

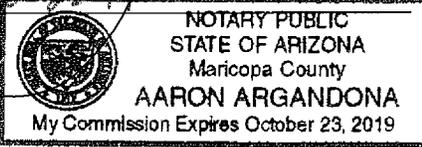
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land
 b. Single Family Residence
 c. Condo or Townhouse
 d. 2-4 Plex
 e. Apartment Building
 f. Commercial or Industrial Use
 g. Agricultural
 h. Mobile or Manufactured Home
 Affixed Not Affixed
 i. Other Use; Specify: _____

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 b or f in Item 6 above, indicate the number of units:
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, _____

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 8 day of FEB. 2016
 Notary Public _____
 Notary Expiration Date _____



FOR RECORDER'S USE ONLY
 COUNTY: Pinal, AZ
 DATE/TIME: 2/12/2016 11:14 AM
 FEE NUMBER: 2016-008654

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: \$ 125,000.00

11. DATE OF SALE (Numeric Digits): 02/2016
 Month / Year

12. DOWN PAYMENT \$ 125,000.00

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:
 \$ 00 AND
 briefly describe the partial interest: _____

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 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):
Stewart Title
6400 North Oracle Road, Suite 102, Tucson, AZ 85704
(520) 575-0365

18. LEGAL DESCRIPTION (attach copy if necessary):
 See attached Exhibit "A"

Signature of Buyer / Agent _____
 State of Arizona County of Pima
 Subscribed and sworn to before me on this 10 day of Feb 2016
 Notary Public Joann D. Bersell
 Notary Expiration Date _____

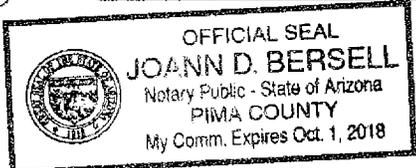


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