



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY  
**OLD REPUBLIC TITLE AGENCY**

ORDER #: 4715006874

DATE/TIME: 05/01/2019 1300

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2019-033407

WHEN RECORDED MAIL TO  
Nado Ventures, LLC, Josh Berger  
10045 E. Dynamite Blvd Ste F200  
Scottsdale, AZ 85262

2 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For valuable consideration, receipt of which is hereby acknowledged Rockport Holdings, LLC, an Arizona Limited Liability Company

Do hereby convey to Nado Ventures, LLC, an Arizona limited liability company as to an undivided 52% interest and Monaco Ventures, LLC an Arizona limited liability company as to an undivided 48% interest.

the following real property situated in Pinal County, Arizona:

See "Exhibit A" attached hereto and made a part hereof.

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: April 23, 2019

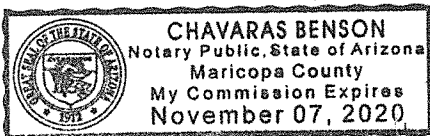
Rockport Holdings, LLC, an Arizona limited liability company by Simonton Management, LLC, an Arizona limited liability company as Manager

By: [Signature]  
G. Scott Simonton, Authorized Signer

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 30 day of APRIL, 2019  
by G. Scott Simonton, Managing Member Simington Management, as managing member of Rockport Holdings LLC an Arizona limited liability company, on behalf of the limited liability company.

Notary Public



CHAVARAS BENSON

ORDER NO. : 4715006874

**EXHIBIT A**

Lot 112, Valley of the Sun Estates, Unit One, according to Book 11 of Maps, page 49, records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 03 - 1120 -  
 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? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

ROCKPORT HOLDINGS, LLC, G. SCOTT SIMONTON  
2639 E. Loverbird Lane  
Gilbert AZ 85297

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

NADO VENTURES, LLC  
10045 E. Dynamite Blvd Ste F200  
Scottsdale AZ 85262

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

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

4. ADDRESS OF PROPERTY:

5623 E. Santa Clara Drive, San Tan Valley, Arizona 85140

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

NADO VENTURES, LLC  
10045 E. Dynamite Blvd Ste F200  
Scottsdale AZ 85262

(b) Next tax payment due 10/2020

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" or "family member."

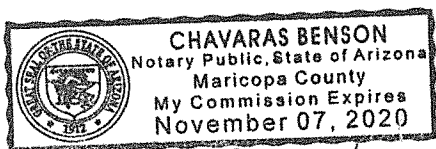
8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 MARICOPA  
 Subscribed and sworn to before me on this 30 day of April 2019  
 Notary Public Chavaras Benson  
 Notary Expiration Date 11.07.20

DOR FORM 82162 (4/2014)



*Chavaras Benson*

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2019-033407  
 RECORD DATE 05/01/2019

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: \$ 16,000.00

11. DATE OF SALE (Numeric Digits): 03 / 19  
 Month / Year

12. DOWN PAYMENT \$ 16,000.00

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: \$ \_\_\_\_\_ 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):

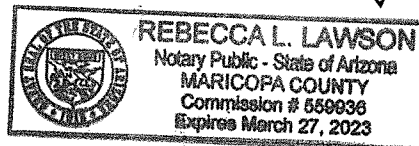
BUYER AND SELLER AS SHOWN ABOVE  
 \_\_\_\_\_  
 \_\_\_\_\_ Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 1 day of May 2019  
 Notary Public Rebecca L. Lawson  
 Notary Expiration Date Mar. 27, 2023



ORDER NO. : 4715006874

**EXHIBIT A**

Lot 112, Valley of the Sun Estates, Unit One, according to Book 11 of Maps, page 49, records of Pinal County, Arizona.

WORLDWIDE