



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/26/2021 1400
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-051482

RECORDING REQUESTED BY
Encore Title Agency LLC

AND WHEN RECORDED MAIL TO:
Michael Christopher Pratt and Stephanie
M. Pratt
520 W. Verde Ln.
Coolidge, AZ 85128

ESCROW NO.: 08130384-840-TM2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Baller Equity Holdings LLC, an Arizona Limited Liability Company

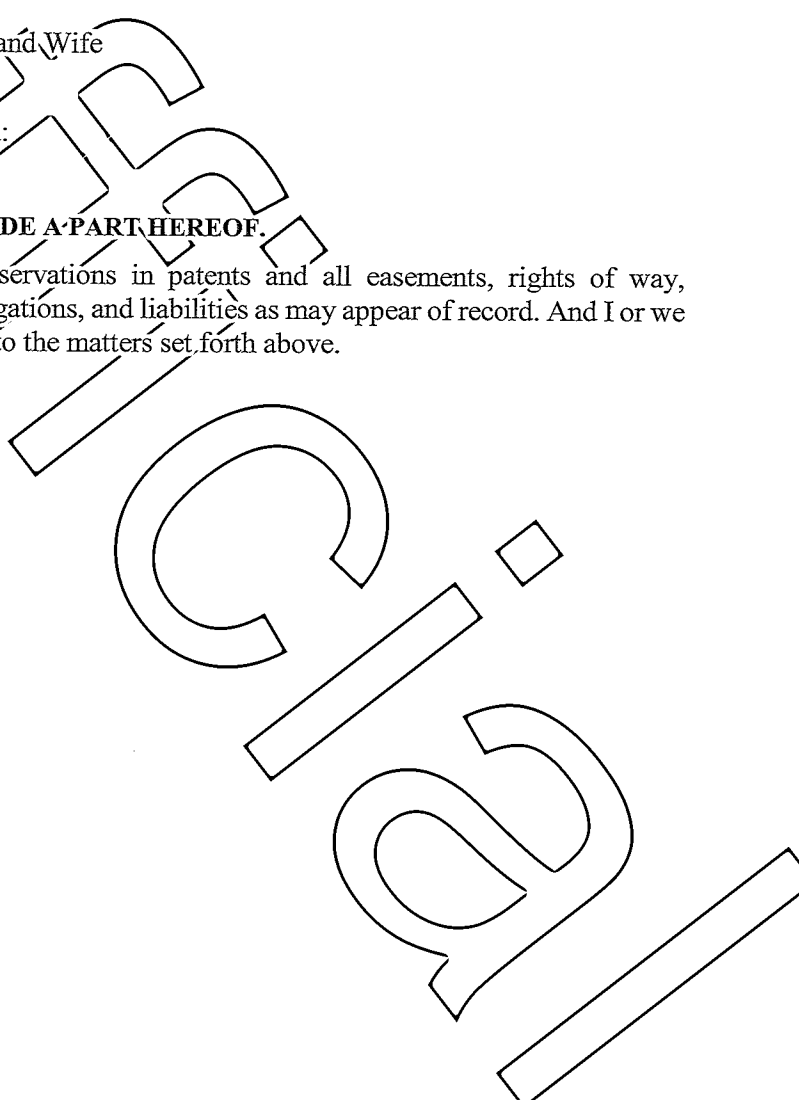
do/does hereby convey to

Michael Christopher Pratt and Stephanie M. Pratt, Husband and Wife

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 April 13, 2021

SELLER:

Baller Equity Holdings LLC, an Arizona Limited Liability Company

[Handwritten signature]

BY: Brett Tanner, Trustee of The Domus Trust, manager of Ignition Ventures, LLC, an Arizona Limited Liability Company

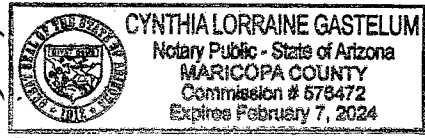
State of ARIZONA
County of Maricopa } ss:

On April 14, 2021 before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Brett Tanner, Trustee of The Domus Trust, Manager of Ignition Ventures, LLC for Baller Equity Holdings LLC, an Arizona Limited Liability Company

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]*

[Large diagonal watermark text: 'C' and 'S']

EXHIBIT "A"
Legal Description

Lot 1, of Verde Lane, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 149.

WARRANTY DEED

Acceptance of Community Property with Right of Survivorship

Michael Christopher Pratt, A Married Man, as His Sole and Separate Property and Stephanie M. Pratt, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says, THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 4/13/2021, and executed by Baller Equity Holdings LLC, an Arizona Limited Liability Company, as Grantors, to Michael Christopher Pratt and Stephanie M. Pratt, as Grantees, and which conveys certain premises described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: April 13, 2021

BUYERS:

Michael Christopher Pratt
Michael Pratt
Michael Christopher Pratt

Stephanie M. Pratt
Stephanie Pratt SMP
Stephanie M. Pratt

State of ARIZONA

County of Pinal

Maricopa

} ss:

On 4/23/21 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Michael Christopher Pratt and Stephanie M. Pratt, 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

(This area for official notarial seal)



TIFFANY A. MALCOM
Notary Public - Arizona
Maricopa Co. / #591798
Expires 11/27/2024

EXHIBIT "A"

Legal Description

Lot 1, of Verde Lane, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 149.

ACPTCPROS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-34-0010
 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:

Baller Equity Holdings LLC, an Arizona Limited Liability Company
 4862 E. Baseline Rd. #H103
 Mesa, AZ 85206

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

Michael Christopher Pratt
 23610 E. Cholla Rd.
 Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

520 W. Verde Ln.
Coolidge, AZ 85128

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

Michael Christopher Pratt
520 W. Verde Ln.
Coolidge, AZ 85128

(b) Next tax payment due 10/01/2021

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
- 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.

COUNTY OF RECORDATION: MARICOPA
 FEE NO: 2021-051482
 RECORD DATE: 04/26/2021

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: \$ 99,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2021
 Month / Year

12. DOWN PAYMENT \$ 10,000.00

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 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):

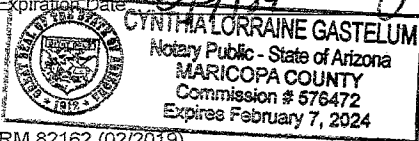
Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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]
 Signature of Seller / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 23 day of April, 2021
 Notary Public [Signature]
 Notary Expiration Date 02/27/24



[Signature]
 Signature of Buyer / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 23 day of April, 2021
 Notary Public [Signature]
 Notary Expiration Date 11/27/24



TIFFANY A. MALCOM
 Notary Public - Arizona
 Maricopa County #591798
 Expires 11/27/2024

EXHIBIT "A"
Legal Description

Lot 1, of Verde Lane, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 149.

W
O
R
K
S