



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/18/2021 1532
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2021-104039

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
AND WHEN RECORDED MAIL TO:
Tom K Ngotie
33767 S Colony Drive
Red Rock, AZ 85145

ESCROW NO.: 34002084-034-LE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
BDB Capital, LLC., an Arizona Limited Liability Company

("Grantor") conveys to

Tom K Ngotie and Joan Cheboswony, husband and wife as community property with right of survivorship

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

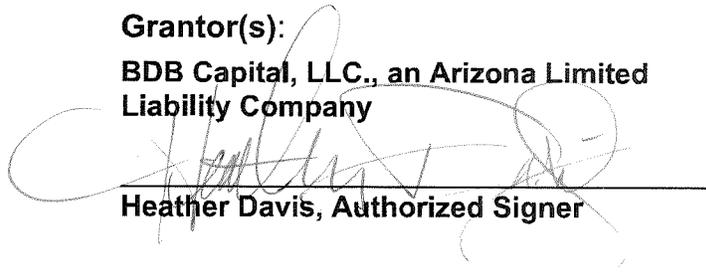
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 13, 2021

Grantor(s):

BDB Capital, LLC., an Arizona Limited Liability Company

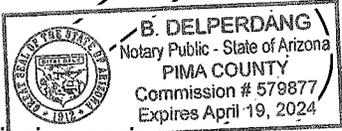

Heather Davis, Authorized Signer

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Az
County of Pima } ss:

The foregoing document was acknowledged before me this 18 day of Aug, 2021
by Heather Davis,
the authorized signer of BDB Capital LLC,
a Arizona Limited Liability on behalf of the Company.

(Seal)



My commission expires: 4-19-2024

[Signature]
Notary Public

WARRANTY DEED

File No: 10006638 -010 -BT -TOC

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF PINAL, STATE OF ARIZONA,
AND IS DESCRIBED AS FOLLOWS:

Lot 381, of Red Rock Village I, according to the Plat of Record in the Office of the
County Recorder of Pinal County,
Arizona, recorded in Cabinet G, Slide 173, and Affidavits of Correction recorded in
Recording No. 2007-089696
and in Recording No. 2007-135902.

APN: 410-50-3540

Order No. 10006638-010-BT-TOC

ESCROW NO.: 34002084 034 LE

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Tom K Ngotie and Joan Cheboswony, husband and wife as community property with right of survivorship, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated August 13, 2021, and executed by BDB Capital, LLC., an Arizona Limited Liability Company as Grantors, to Tom K Ngotie and Joan Cheboswony, husband and wife as community property with right of survivorship as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

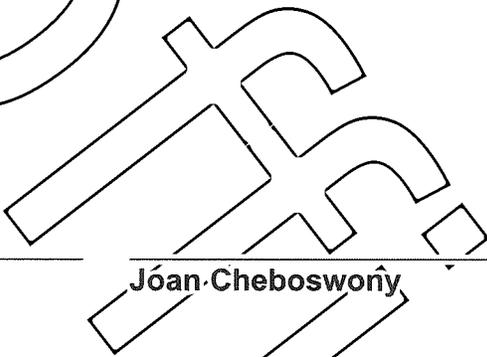
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: August 13, 2021

GRANTEES:



Tom K Ngotie



Joan Cheboswony

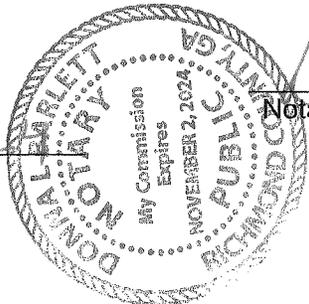
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

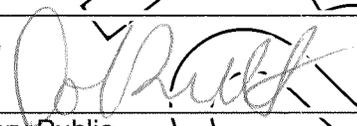
State of GA
County of Richmond } ss:

The foregoing document was acknowledged before me this 16 day of August,
by Tom K. Ngotie

(Seal)

My commission expires: 11-02-2024





Notary Public

ESCROW NO.: 34002084 034 LE

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Tom K Ngotie and Joan Cheboswony, husband and wife as community property with right of survivorship, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated August 13, 2021, and executed by BDB Capital, LLC., an Arizona Limited Liability Company as Grantors, to Tom K Ngotie and Joan Cheboswony, husband and wife as community property with right of survivorship as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: August 13, 2021

GRANTEES:

Tom K Ngotie

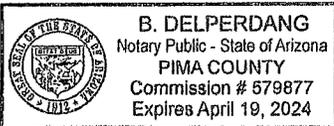
Joan Cheboswony

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

State of Az
County of _____ } ss:

The foregoing document was acknowledged before me this 18 day of Aug, 2021

by Joan Cheboswony



(Seal)

My commission expires: 4-19-2024

Notary Public

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APN: 410-50-3540

Order No. 10006638 -010 -BT -TOC

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 410-50-354
 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:

BDB Capital, LLC., an Arizona Limited Liability Company
4007 E. Paradise Falls, Suite 125
Tucson, AZ 85712

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

Tom K Ngotie
2107 Bowdoin Drive
Augusta, GA 30909

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

4. ADDRESS OF PROPERTY:

33767 S Colony Drive
Red Rock, AZ 85145

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

Tom K Ngotie
33767 S Colony Drive
Red Rock, AZ 85145

(b) Next tax payment due 10/2021

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
 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:

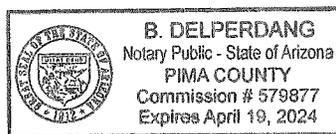
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked 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 AZ, County of Pima
 Subscribed and sworn to before me on this 18 day of Aug 2021
 Notary Public _____
 Notary Expiration Date 4-19-2024



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-104039
 RECORD DATE 08/18/2021

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: \$ 338,000.00

11. DATE OF SALE (Numeric Digits): 07 / 21
 Month / Year

12. DOWN PAYMENT \$ 16,800.00

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: NA

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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: NA

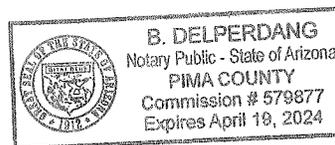
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Fidelity National Title
4007 E. Paradise Falls #128
Tucson, AZ 85712

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
 State of AZ, County of Pima
 Subscribed and sworn to before me on this 18 day of Aug 2021
 Notary Public _____
 Notary Expiration Date 4-19-2024



File No: 10006638 -010 -BT -TOC

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