



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 55210601-055-MD

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

K&M Development, LLC, an Arizona limited
liability company
Mike Skrdla
2753 E Broadway #101-315
Mesa, AZ 85204

DATE/TIME: 12/14/2021 1615
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-158162

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Tomahawk Land, LLC., an Arizona limited liability company
("Grantor") conveys to

K&M Development, LLC, an Arizona limited liability company

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: December 13, 2021

Grantor(s):

Tomahawk Land, LLC., an Arizona limited liability
company

Galileo Capital Partners, LLC., an Arizona limited liability
company, Member

By: Envision Capital Management, LTD, an Arizona
corporation, Manager

By: Michael Druckman, President

Equity Income Partners, LLC., an Arizona limited liability company,
Member

By: Envision Capital Management, LTD, an Arizona corporation,
Manager

By: Michael Druckman, President

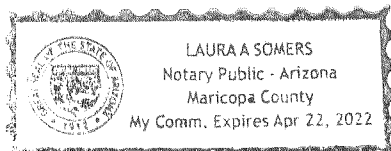
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa

Acknowledged before me this 14th day of December 2021

by Michael Druckman the President of Envision Capital Management, LTD, an Arizona corporation the Manager of Galileo Capital Partners, LLC, an Arizona limited liability company the Member of Tomahawk Land LLC, an Arizona limited liability company

(Seal)



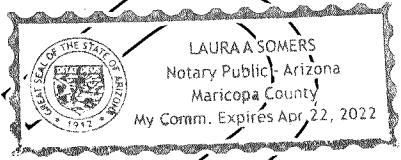
[Signature]
Notary Public

State of Arizona
County of Maricopa

Acknowledged before me this 14th day of December 2021

by Michael Druckman the President of Envision Capital Management, LTD, an Arizona corporation the Manager of Equity Income Partners, LLC, an Arizona limited liability company the Member of Tomahawk Land LLC, an Arizona limited liability company

(Seal)



Laura A Somers
Notary Public

OFFICIALS

EXHIBIT "A"
Legal Description

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

Lot 13, SUPERSTITION MOUNTAIN ESTATES, according to Cabinet G, Slide 184, records of Pinal County, Arizona.

EXCEPT all coal, oil, gas and other mineral deposits in said land as reserved in the Act of June 1, 1938 (52 Stat. 609)

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 100-25-113
 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:

Tomahawk Land, LLC, an Arizona limited liability company
10245 E. Via Linda Blvd., Ste. 110
Scottsdale, AZ 85258

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

K&M Development, LLC, an Arizona limited liability company
2753 E Broadway #101-315
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:

1624 E Concho St
Apache Junction, AZ 85119

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

K&M Development, LLC, an Arizona limited liability company
2753 E Broadway #101-315
Mesa, AZ 85204

(b) Next tax payment due 10/01/2022

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.

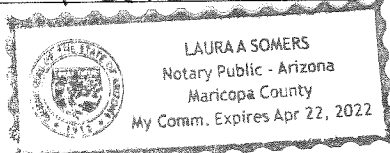
Signature of Seller / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of DEC 2021

Notary Public [Signature]

Notary Expiration Date 04.22.2022



Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of December 2021

Notary Public [Signature]

Notary Expiration Date Nov 22 2023



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-158162
 RECORD DATE 12/14/2021

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: \$ 70,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2021
 Month / Year

12. DOWN PAYMENT \$ 70,000.00

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:
n/a

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

Buyer and Seller herein
Non-Publish

18. LEGAL DESCRIPTION (attach copy if necessary):

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

EXHIBIT "A"
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Lot 13, SUPERSTITION MOUNTAIN ESTATES, according to Cabinet G, Slide 184, records of Pinal County, Arizona.
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