



OFFICIAL RECORDS OF
 PINAL COUNTY RECORDER
 Virginia Ross
 Electronically Recorded

DATE/TIME: 03/03/2022 1126
 FEE: \$30.00
 PAGES: 2
 FEE NUMBER: 2022-025948

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Oluwafemi Y. Otu
Phyllis Vimtom Otu
12641 W Shaw Butte Dr.
El Mirage, AZ 85335

73606210-KDP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we, Covgee, LLC, An Arizona Limited Liability Company do/does hereby convey to Oluwafemi Y. Otu and Phyllis Vimtom Otu, Husband and Wife, as Joint Tenants with Right of Survivorship

the following real property situated in Pinal County, Arizona:

Lot 61, of ARIZONA CITY ESTATES UNIT NO. 4, according to Book 13 of Maps, Page 57, records of Pinal County, Arizona.

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.

The Grantor warrants the title against all persons whomsoever.

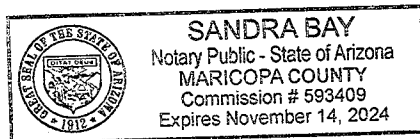
DATED: March 1, 2022

Covgee, LLC

Oluwatoni Oluwafemi, Manager and Member

State of Arizona }
 } ss.
 County of Maricopa }

The foregoing instrument was acknowledged before me this 3rd day of MARCH, 2022, by Oluwatoni Oluwafemi, as Manager and Member of Covgee, LLC, An Arizona Limited Liability Company.



NOTARY PUBLIC

My commission expires: 11-14-2024

73606210-KDP

ACCEPTANCE OF JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
(Deed)

Oluwafemi Y. Otu and Phyllis Vimtom Otu, Husband and Wife, as Joint Tenants with Right of Survivorship, 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 March 1, 2022 and executed by Covgee, LLC, An Arizona Limited Liability Company, as Grantors, to Oluwafemi Y. Otu and Phyllis Vimtom Otu, Husband and Wife, as Joint Tenants with Right of Survivorship, as Grantees, and which conveys certain premises described as:

Lot 61, of ARIZONA CITY ESTATES UNIT NO. 4, according to Book 13 of Maps, Page 57, records of Pinal County, Arizona.

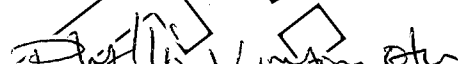
to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Community Property with Right of Survivorship, but as Joint Tenants with Right of Survivorship.

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

DATED: March 1, 2022



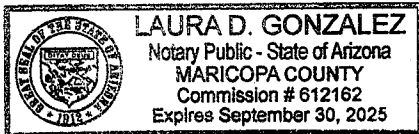
Oluwafemi Y. Otu




Phyllis Vimtom Otu

State of Arizona }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2022, by Oluwafemi Y. Otu and Phyllis Vimtom Otu.





NOTARY PUBLIC
My commission expires: 9/30/2025

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511-44-0610
 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:

Covgee, LLC, An Arizona Limited Liability Company
8343 W. Vernon Ave
Phoenix, AZ 85037

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

Oluwafemi Y. Otu and Phyllis Vimtom Otu
12641 W Shaw Butte Dr
El Mirage, AZ 85335

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

4. ADDRESS OF PROPERTY:

0 Jewel Road Lot 61
Arizona City, AZ 85123

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

Oluwafemi Y. Otu and Phyllis Vimtom Otu
12641 W Shaw Butte Dr
El Mirage, AZ 85335

(b) Next tax payment due 10/2022

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
- 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 definitions 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-025948
 RECORD DATE 03/03/2022

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: \$ 40,000.00

11. DATE OF SALE (Numeric Digits): 03 / 2022
 Month / Year

12. DOWN PAYMENT \$ 40,000.00

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):

Pioneer Title Agency, Inc.
7111 W. Bell Road, Suite 103, Glendale, AZ 85308
 Phone: (623) 536-7688

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.

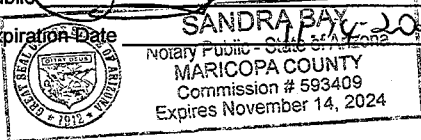
Signature of Seller / Agent

State of Arizona County of MARICOPA

Subscribed and sworn to before me on this 3rd day of MARCH 2022

Notary Public

Notary Expiration Date



Signature of Buyer / Agent

State of Arizona County of MARICOPA

Subscribed and sworn to before me on this 3rd day of MARCH 2022

Notary Public

Notary Expiration Date



EXHIBIT "A"
Legal Description

Lot 61, of ARIZONA CITY ESTATES UNIT NO. 4, according to Book 13 of Maps, Page 57, records of Pinal County, Arizona.

ARIZONA CITY ESTATES UNIT NO. 4