



DATE/TIME: 03/24/2022 1150
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-035141

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

Escrow No.: 21023878-021-JME

AND WHEN RECORDED MAIL TO:

VM Pronto, LLC a Delaware ~~XXXXX~~
~~XXXXX~~ Limited Liability Company
Eddie Osvaldo Liability Company
5001 Plaza on the Lake Suite 200
Austin, TX 78746

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

I'm in Mud, LLC, an Arizona Limited Liability Company

("Grantor") conveys to

VM Pronto, LLC a Delaware ~~limited liability company~~ 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: March 1, 2022

Grantor(s):

I'm in Mud, LLC, an Arizona Limited Liability Company

By: Christopher Eymann
Its: Authorized Signor

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of _____)
County of: _____) ss

The foregoing document was acknowledged before me this ____ day of _____, _____,

by _____

(Seal)

Notary Public

My commission expires: _____

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 1st day of March, 2022, by Christopher Eymann



JENNIFER M. EAVES
Notary Public - Arizona
Maricopa Co. / #552674
Expires 10/31/2022

NOTARY PUBLIC

Print Name: Jennifer Eaves

My Commission Expires:

10/31/2022

~~~~~ Description of Attached Document ~~~~~

Title of Type of Document: Warranty Deed

Document Date: March 1, 2022 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Authorized signor

Signer is Representing: I'm in mud, LLC

**EXHIBIT A**  
**Legal Description**

Lot 229, Johnson Ranch Unit 4A, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 42.

Except all coal and other minerals as reserved in the Patent to said land.

Johnson Ranch

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-53-229  
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:

I'm in Mud, LLC, an Arizona Limited Liability Company  
1703 East Bethany Home Road  
Phoenix, AZ 85016

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

VM Pronto, LLC a Delaware limited liability company  
5001 Plaza on the Lake Suite 200  
Austin, TX 78746

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

4. ADDRESS OF PROPERTY:

958 East Desert Rose Trail  
San Tan Valley, AZ 85143

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

VM Pronto, LLC a Delaware limited liability company

#3a

(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  
 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 \_\_\_\_\_ County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**  
**COUNTY OF RECORDATION PINAL**  
**FEE NO 2022-035141**  
**RECORD DATE 03/24/2022**

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: \$ 336,000.00

11. DATE OF SALE (Numeric Digits): 03/22  
Month / Year

12. DOWN PAYMENT \$ 336,000.00

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: 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: \_\_\_\_\_

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

#3a

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 24 day of March 2022

Notary Public \_\_\_\_\_

Notary Expiration Date 10/31/2023



**JENNIFER M. EAVES**  
Notary Public - Arizona  
Maricopa Co. / #552674  
Expires 10/31/2022

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 1st day of March, 2022, by Christopher Eymann



**JENNIFER M. EAVES**  
Notary Public - Arizona  
Maricopa Co. / #552674  
Expires 10/31/2022

NOTARY PUBLIC

Print Name: Jennifer Eaves

My Commission Expires:

10/31/2022

~~~~~ Description of Attached Document ~~~~~

Title of Type of Document: APV

Document Date: March 1, 2022 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: _____

Individual

Corporate Officer – Title(s): _____

Partner Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: Authorized signer

Signer is Representing: I'm in mudd, LLC

EXHIBIT "A"
Legal Description

Lot 229, of Johnson Ranch - Unit 4A, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 42.

Except all coal and other minerals as reserved in the Patent to said land.

Johnson Ranch