



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/28/2022 1508

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-073877

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

BDB Capital, LLC, an Arizona Limited Liability Company

Heather Davis, Authorized Signer

4007 E Paradise Falls Suite 125

Tucson, AZ 85712

ESCROW NO.: 34003642-034-LE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Magnus Corporation Inc, an Arizona Corporation

("Grantor") conveys to

BDB Capital, 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: June 24, 2022

Grantor(s):

Magnus Corporation Inc, an Arizona Corporation

Thomas W. Sullivan Sr.

By: Thomas W. Sullivan, Sr. President

RECORDED

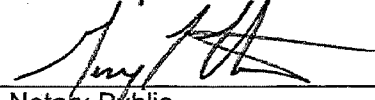
WDEEDP

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of ARIZONA
County of PIMA } ss:

The foregoing document was acknowledged before me this 28th day of JUNE, 2022
by THOMAS W. SULLIVAN, Sr.
the President of MABUS Corporation
an officer on behalf of the Corporation

(Seal)


Notary Public

My commission expires: 12-8-2024



Escrow No. **34003642-034-LE**

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED COOLIDGE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
Lots 10, 17, 21, 26, 32, 34, 66, 81, 86, 87, 90, and 91, of PARK HOMES, according to the Plat recorded in Cabinet C, Slide 141, records of Pinal County, Arizona

Parcel Numbers: 204-36-010; 017; 021, 204-36-066; 081; 086, 204-36-026; 032; 034, 204-36-087; 090; 091

FORBIDDEN

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-36-034, 204-36-032
 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? 11
 Please list the additional parcels below (attach list if necessary):
 (1) 204-36-017, 204-36-010, (2) 204-36-026, 204-36-021,
 (3) 204-36-066, 204-36-090 (4) 204-36-081, 204-36-086
 (5) 204-36-087, 204-36-090, 204-36-091

2. SELLER'S NAME AND ADDRESS:

Magnus Corporation Inc, an Arizona Corporation
6390 E. Tanque Verde
Tucson, AZ 85715

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

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

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

4. ADDRESS OF PROPERTY:

507 S. 12th St
Coolidge, AZ 85128

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

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

(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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-073877
 RECORD DATE 06/28/2022

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: \$ 2,750,000.00

11. DATE OF SALE (Numeric Digits): 05 / 22
 Month / Year

12. DOWN PAYMENT \$ 2,750,000.00

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: 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.

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:

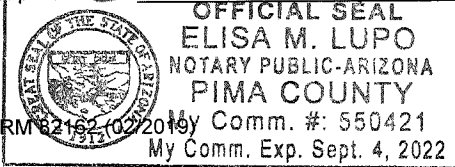
Signature of Seller / Agent

State of AL, County of Pima

Subscribed and sworn to before me on this 28 day of JUNE 2022

Notary Public [Signature]

Notary Expiration Date 9.4.22



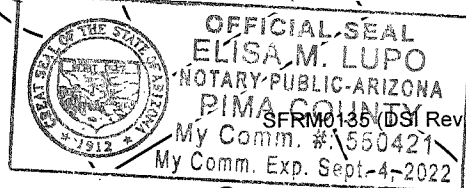
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