

RECORDING REQUESTED BY:  
Charity Title Agency, LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 01/12/2023 1305  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2023-002863

AND WHEN RECORDED MAIL TO  
Mulberry Group LLC  
5756 North 79th Street  
Scottsdale, AZ 85250

ESCROW NO.: 820-1670-SB

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
BTZKK Home Investments LLC, an Arizona Limited Liability Company

do/does hereby convey to  
Mulberry Group 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. And I or we do warrant the title against all persons whomsoever, subject  
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

Dated 11 day of JANUARY, 2023

BTZKK Home Investments LLC, an Arizona Limited Liability Company

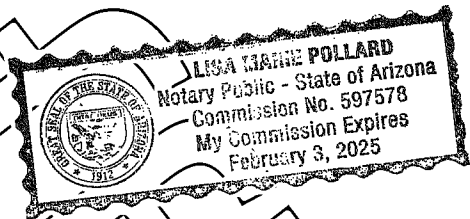
By: [Signature]  
Brian Kingdeski, Member

State of Arizona  
County of Maricopa

On January 11th, 2023, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Brian Kingdeski personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
FOR NOTARY SEAL OR STAMP



**ESCALANTE**

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

Lot 110, RANCHO BELLS VISTA SOUTH PHASE 1, according to Cabinet E, Slider 142,  
records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-77-1100  
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:

BTZKK Home Investments LLC  
1569 South Swallow Lane  
Gilbert, AZ 85296

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

Mulberry Group LLC  
5756 North 79th Street  
Scottsdale, AZ 85250

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

4. ADDRESS OF PROPERTY:

2797 East Cowboy Cove Trail  
San Tan Valley, AZ 85143

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

Mulberry Group LLC  
5756 North 79th Street  
Scottsdale, AZ 85250

(b) Next tax payment due 10/1/2022

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:

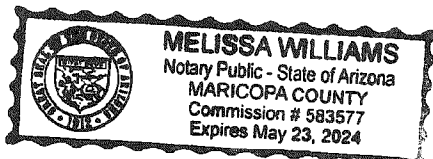
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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 11th day of January, 2023  
Notary Public: Melissa Williams, Notary Public  
Notary Expiration Date: 5-23-2024



FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2023-002863  
RECORD DATE 01/12/2023

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: \$ 250,000.00

11. DATE OF SALE (Numeric Digits): 12 / 22  
Month / Year

12. DOWN PAYMENT \$ 40,000

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: Hard Money

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: \_\_\_\_\_

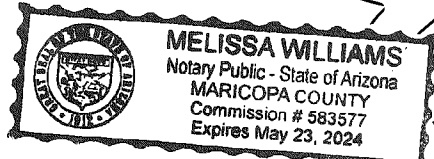
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):  
Magnu Title Agency  
3920 S Rural Rd #101, Tempe, AZ 85282  
Phone: (480) 455-3700

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 11th day of January, 2023  
Notary Public: Melissa Williams, Notary Public  
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