



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

DATE/TIME: 04/25/2023 1401
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2023-029680

WHEN RECORDED MAIL TO:
Casey Robert Thomas and Elizabeth Leigh Thomas
1221 W Elm Ave
Coolidge, AZ 85128-9177

Escrow No.: FP34230294-EL
APN: 204-36-010

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

BDB Capital, LLC, an Arizona Limited Liability Company

does hereby convey to

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife

the following real property situated in County of Pinal, State of 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, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

SIGNATURE AND NOTARY ACKNOWLEDGMENTS ATTACHED

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on April 25, 2023.

BDB Capital, LLC

BY:

[Signature]
Heather Davis
Authorized Signer

State of ARIZONA

County of PINAL

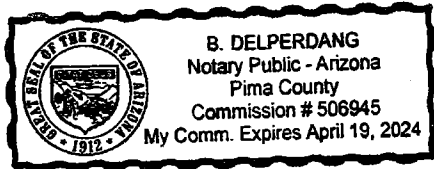
This instrument was acknowledged before me on this 25 day of April, 2023, by

Heather Davis

[Signature]
Notary Public

My Commission Expires: 4-19-2024

[SEAL]



File No:

For APN/Parcel-ID(s): 204-36-010

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

Lot 10, of Park Homes, according to the Plat recorded in Cabinet C, Slide 141,
records of Pinal County, Arizona.

COMMITMENT NO. FM10230087

FIDELITY NATIONAL TITLE INSURANCE COMPANY AMENDMENT 1-AJF

FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: FP34230294-EL

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

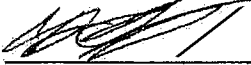
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

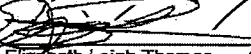
Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on April 25, 2023.

Dated: April 20, 2023


Casey Robert Thomas


Elizabeth Leigh Thomas

State of New Mexico
County of Dona Ana

This instrument was acknowledged before me on this 25 day of April, 2023, by Casey Robert Thomas and Elizabeth Leigh Thomas.


Notary Public

My Commission Expires: 03/18/2024

[SEAL]

STATE OF NEW MEXICO
NOTARY PUBLIC
JENNIFER GORHAM
COMMISSION NUMBER 1080167
EXPIRATION DATE 03-18-2024

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER**

Clarification Copy

Escrow No.: FP34230294-EL

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife each state that:

We are the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.

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

Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on _____, _____.

Casey Robert Thomas

Elizabeth Leigh Thomas

State of _____
County of _____

This instrument was acknowledged before me on this _____ day of _____, _____, by _____.

Notary Public
My Commission Expires:

[SEAL]

File No:

For APN/Parcel ID(s): 204-36-010

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FIDELITY NATIONAL TITLE INSURANCE COMPANY AMENDMENT 1-AJF

PROFFERS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-36-010
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

BDB Capital, LLC
4007 E Paradise Falls #125
Tucson 85712

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

Casey Robert Thomas and Elizabeth Leigh Thomas
1280 E. Mountain Ave
Las Cruces, NM 88001

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1221 W Elm Ave
Coolidge, AZ 85128-9177

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

Casey Robert Thomas and Elizabeth Leigh Thomas
1221 W Elm Ave
Coolidge, AZ 85128-9177

(b) Next tax payment due October 1, 2023

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.

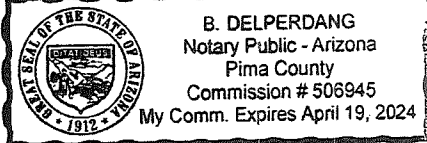
See reverse side for definition of a "primary residence, secondary residence and "family member".

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 AZ, County of Pima
Subscribed and sworn to before me this 25 day of April 20 23
Notary Public _____
Notary Expiration Date 4-19-2024

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2023-029680
04/25/2023

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: \$ 290,000 00

11. DATE OF SALE (Numeric Digits): 03 / 2023
Month / Year

12. DOWN PAYMENT \$ 0 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: _____

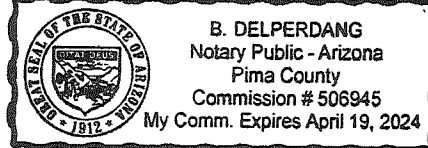
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent _____
State of AZ, County of Pima
Subscribed and sworn to before me this 25 day of April 20 23
Notary Public _____
Notary Expiration Date 4-19-2024



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FOR FIDELITY NATIONAL