



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

Recording requested by:
Bennington Title & Escrow Agency

And when recorded mail to:
Red Mountain Funding, LLC
5830 E. 2nd St, Ste 7000
Casper, WY 82609

DATE/TIME: 09/01/2023 1307
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-065377

Escrow No.: TAZ-23-0181
A.P.N.: 405-04-062

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, Pine Valley One Real Estate, LLC, an Illinois Limited Liability Company ("**Grantor**"), hereby grants, bargains, sells and conveys to Red Mountain Funding, LLC, a Wyoming Domestic Limited Liability Company ("**Grantee**") the following described real property situated in Pinal County, Arizona, ("**the Property**"):

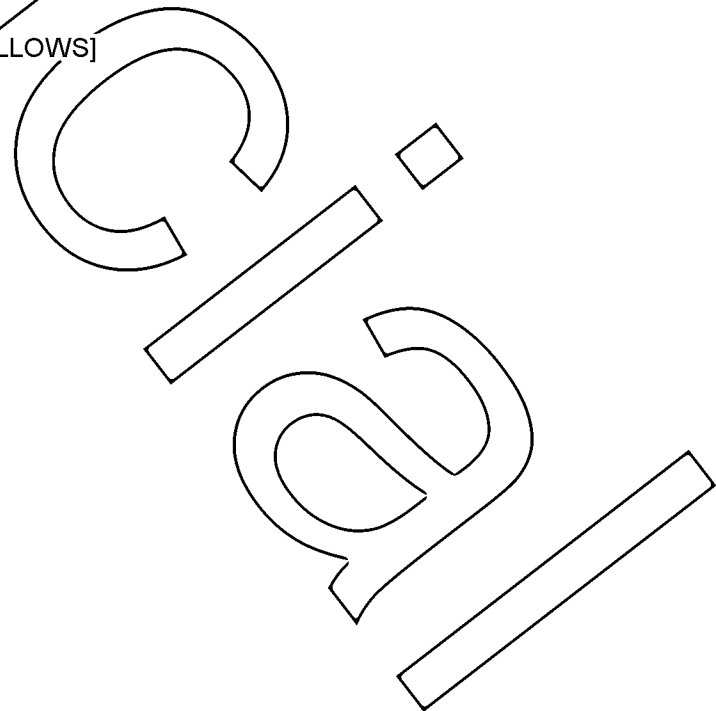
All of the real property described as follows: Lot 3, Block 4, Santa Cruz Village, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 6 of Maps, Page 9.

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property all water and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property; sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO any taxes and assessments not yet due and payable, all easements, rights of way, conditions, restrictions, encroachments, liens encumbrances, obligations and liabilities as may appear on record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Grantor warrants the title to the Property, subject to the matters referred to above, against all acts of Grantor and any persons claiming by, through or under Grantor, but no other.

[SIGNATURE PAGE FOLLOWS]



Pine Valley One Real Estate, LLC,
an Illinois Limited Liability Company

BY: Mark Lehrer Authorized Signor

Mark Lehrer
Authorized Signer

STATE OF Virginia

COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 31st day of August, 2023 by Mark Lehrer, the Authorized Signer of Pine Valley One Real Estate, LLC, an Illinois Limited Liability Company, on behalf of said company.

Lucious Morris White Jr.

Notary Public

Lucious Morris White Jr.

Printed Name: _____

My Commission Expires: 09/30/2024



Notarized online using audio-video communication

FORGERS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 405-04-062

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

Pine Valley One Real Estate, LLC

203 N. LaSalle St.

Chicago, IL 60601

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

Red Mountain Funding, LLC

5830 E. 2nd St, Ste 7000

Casper, WY 82609

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1106 N Ocotillo Street

Eloy, AZ 85131

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

Red Mountain Funding, LLC

5830 E. 2nd St, Ste 7000

Casper, WY 82609

(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.

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: \$ 136500 00

11. DATE OF SALE (Numeric Digits): 08 / 2023
Month / Year

12. DOWN PAYMENT \$ 11000 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):

Bennington Title & Escrow Agency
2222 West Parkside Lane, Suite 106
Phoenix, AZ 85027

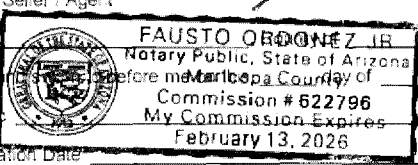
18. LEGAL DESCRIPTION (attach copy if necessary):

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 _____
Subscribed and sworn to before me this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____



Signature of Buyer / Agent

State of _____
Subscribed and sworn to before me this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____

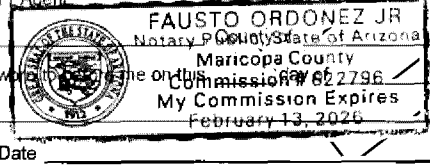


EXHIBIT "A"

All of the real property described as follows: Lot 3, Block 4, Santa Cruz Village, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 6 of Maps, Page 9.

UNOFFICIAL