



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 09/12/2023 1339
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-067520

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Covgee, LLC, an Arizona limited liability company
8343 W. Vernon Ave.
Phoenix, AZ 85037

71606275-CHT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,
Prader PLLC, an Arizona Professional limited liability company
hereafter called the Grantor, hereby conveys to

Covgee, LLC, an Arizona limited liability company

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

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 the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED July 26, 2023

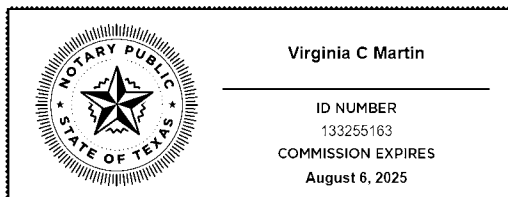
Prader PLLC, an Arizona professional limited liability company

By: John Prader Trust dated April 4, 2022, member

By: John Michael Belton Prader, Trustee
John Michael Belton Prader, trustee

State of Texas }
 } ss.
County of Tarrant }

The foregoing instrument was acknowledged before me this 27th day of July, 2023, by John Michael Belton Prader, Trustee of the John Prader Trust dated 4/4/2022 as member of Prader PLLC, an Arizona Professional limited liability company.



Virginia C. Martin
NOTARY PUBLIC
My commission expires: 08/06/2025

Special Warranty Deed - Escrow No. 71606275

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Lot 5, Block A, TOLTEC/ARIZONA VALLEY SUBDIVISION 20, according to Book 13 of Maps, page 13, records of Pinal County, Arizona. 402-17-0050

PARCEL NO. 2:

Lot 9, Block A, TOLTEC/ARIZONA VALLEY SUBDIVISION 20, according to Book 13 of Maps, page 13, records of Pinal County, Arizona. 402-17-0090

PARCEL NO. 3:

Lot 2, Block A, TOLTEC/ARIZONA VALLEY SUBDIVISION 28, according to Book 13 of Maps, page 68, records of Pinal County, Arizona. 403-07-0020

PARCEL NO. 4:

Lot 3, Block B, TOLTEC/ARIZONA VALLEY SUBDIVISION 15, according to Book 12 of Maps, page 52, records of Pinal County, Arizona. 404-14-1280

PARCEL NO. 5:

Lot 23, Block G, TOLTEC/ARIZONA VALLEY SUBDIVISION 16, according to Book 12 of Maps, page 48, records of Pinal County, Arizona. 404--20-0420

PARCEL NO. 6:

Lot 16, Block K, TOLTEC/ARIZONA VALLEY SUBDIVISION 16, according to Book 12 of Maps, page 48, records of Pinal County, Arizona. 404-14-1940

PARCEL NO. 7:

Lot 17, Block K, TOLTEC/ARIZONA VALLEY SUBDIVISION 16, according to Book 12 of Maps, page 48, records of Pinal County, Arizona. 404-14-1950

PARCEL NO. 8:

Lot 18, Block K, TOLTEC/ARIZONA VALLEY SUBDIVISION 16, according to Book 12 of Maps, page 48, records of Pinal County, Arizona. 404-14-1960

PARCEL NO. 9:

Lot 3, Block B, TOLTEC/ARIZONA VALLEY SUBDIVISION 31, according to Book 14 of Maps, page 10, records of Pinal County, Arizona. 404-13-0120

PARCEL NO. 10:

Lot 10, Block M, TOLTEC/ARIZONA VALLEY SUBDIVISION 17, according to Book 12 of Maps, page 55, records of Pinal County, Arizona. 404-15-3090

EXHIBIT "A"
(Continued)

PARCEL NO. 11:

Lot 11, Block M, TOLTEC/ARIZONA VALLEY SUBDIVISION 17, according to Book 12 of Maps, page 55,
records of Pinal County, Arizona. 404-15-3100

PARCEL NO. 12:

Lot 12, Block M, TOLTEC/ARIZONA VALLEY SUBDIVISION 17, according to Book 12 of Maps, page 55,
records of Pinal County, Arizona. 404-15-3110

ARIZONA

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-17-0050
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) see attached (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Prader PLLC, an Arizona Professional limited liability company
18650 Ranchito Del Rio Dr
Salinas, CA 93908

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

Covgee, LLC, an Arizona limited liability company
8343 W. Vernon Ave.
Phoenix, AZ 85037

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

4. ADDRESS OF PROPERTY:

12 Vacant Lots
Eloy, AZ 85131

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

Covgee, LLC, an Arizona limited liability company
8343 W. Vernon Ave.
Phoenix, AZ 85037

(b) Next tax payment due 10/2023 - 10/2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building

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 definitions 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.

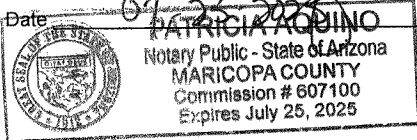
Signature of Seller / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 11 day of Sept. 2023

Notary Public Patricia Aquino

Notary Expiration Date 07-25-2025



Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 11 day of Sept. 2023

Notary Public Patricia Aquino

Notary Expiration Date 07-25-2025



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-067520
RECORD DATE 09/12/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
- b. Special Warranty Deed e. Quit Claim Deed
- c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 48,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2023
Month / Year

12. DOWN PAYMENT \$ 48,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

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):

Pioneer Title Agency, Inc.
1550 E. Missouri Ave., Phoenix, AZ 85014
Phone: (602) 943-0184

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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Watermark: TOLTEC/ARIZONA VALLEY SUBDIVISION 17