



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/25/2024 1504

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-005585

RECORDING REQUESTED BY:
Paule, Camazine & Blumenthal, PC

AND WHEN RECORDED MAIL TO:
MFV AZ, LLC
1753 E. Broadway Rd., Suite 101-400
Tempe, AZ 85282

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,
Moving Forward Ventures, LLC a/k/a Moving Forward Ventures LLC, an Arizona limited liability
company

does hereby convey to
MFV AZ, 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 does warrant the title against all persons whomsoever, subject to the
matters set forth above.

SIGNATURE PAGE FOLLOWS

EXHIBIT "A"
Legal Description

Lot 171, MONTERRA VILLAGE, according to Cabinet F, Slide 47, records of Pinal County,
Arizona.

Monterra's

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505 - 59 - 271 -
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:

Moving Forward Ventures LLC
1753 E Broadway Rd Ste 101-400
Tempe AZ 85282

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

MFV AZ, LLC
1753 E Broadway Rd Ste 101-400
Tempe AZ 85282

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: owned/managed by same parties

4. ADDRESS OF PROPERTY:

1620 E Prickly Pear Pl
Casa Grande AZ 85122

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

MFV AZ, LLC
1753 E Broadway Rd Ste 101-400
Tempe AZ 85282

(b) Next tax payment due _____

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.

COUNTY OF RECORDATION PINAL
FEE NO 2024-005585
RECORD DATE 01/25/2024

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: \$ 10 00

11. DATE OF SALE (Numeric Digits): 12/23
Month / Year

12. DOWN PAYMENT \$ 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: _____

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):

Melissa G. Nolan
165 N Meramec Ave Ste 110
St Louis MO 63105 (314) 244-3656

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 171, MONTERRA VILLAGE

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 Missouri, County of St Louis

Subscribed and sworn to before me on this 17th day of January 2024

Notary Public Lisa A. Elder

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

LISA A. ELDER
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 13832956
My Commission Expires 07-28-2025

Signature of Buyer / Agent _____

State of Missouri, County of St Louis

Subscribed and sworn to before me on this 17th day of January 2024

Notary Public Lisa A. Elder

Notary Expiration Date _____

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