



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

DATE/TIME: 01/26/2024 1346
FEE: \$30.00
PAGES: 7
FEE NUMBER: 2024-005971

WHEN RECORDED MAIL TO:
Nolan Ray Bogroff, Tamara Rae Bogroff and Michael
Allan Bogroff
3330 E Rebel Ln
San Tan Valley, AZ 85143-1706

Escrow No.: FM92240068-SS
APN: 210-89-0440

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

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

Ashton Woods Arizona LLC, a Nevada Limited Liability Company

does hereby convey to

Nolan Ray Bogroff, a single man and Tamara Rae Bogroff and Michael Allan Bogroff, wife and husband

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, reservation in patents and all easements, right of way, covenants, conditions and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below

Dated 1/26/2024

Ashton Woods Arizona LLC, a Nevada Limited Liability Company

BY Tara South
Tara South
Authorized Representative

State of ARIZONA

County of Maricopa

This instrument was acknowledged before me on this 26 day of January, 2024, by
Tara South, authorized representative

[Signature]
Notary Public
My Commission Expires 5-27-2027

[SEAL]



SUSAN SHAMBRE
Notary Public - Arizona
Maricopa Co. / #647435
Expires 05/27/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 210-89-0440

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

Lot 44, Bella Vista Farms Parcel E-F - Parcel 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Recording No. 2020-131578.

UNOFFICIAL

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER

Escrow No.: FM92240068-SS

Nolan Ray Bogroff, a single man and Tamara Rae Bogroff and Michael Allan Bogroff, wife and husband each state that

We are the Grantees, Mortgagees, or Beneficiaries named in the certain Special 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 the date(s) set forth below

Nolan Ray Bogroff

Nolan Ray Bogroff

Tamara Rae Bogroff

Tamara Rae Bogroff

Michael Allan Bogroff

Michael Allan Bogroff

State of _____
County of _____

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

Notary Public
My Commission Expires

[SEAL]

See attached

STATE OF

Arizona)

)SS.

County of Maricopa)

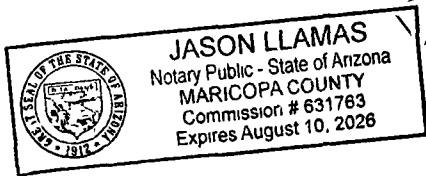
On January 26, 2024 before me, the undersigned Notary Public, personally appeared Tamara Rae Bogrott, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

08/10/2026

Notary Public



[Large, faint, stylized watermark text, possibly reading 'ARIZONA', is visible across the bottom right portion of the page.]

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Los Angeles

SS

On January 25, 2024, before me, Cindy Lou Hogan, Notary Public

Name of Notary Public

personally appeared Nolan Ray Bogroff

Name of Signer 1

Michael Allan Bogroff

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



[Signature]
Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required, it may help prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of JIT

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other _____

representing _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact _____

Other

Additional Signer Signer(s) Thumbprints(s)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **210-89-0440**

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

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of Pinal County, Arizona in Recording No 2020-131578

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 210-89-0440
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

Ashton Woods Arizona LLC, a Nevada Limited Liability Company

8655 E Via de Ventura Ste F-250
Scottsdale 85258

3 (a) BUYER'S NAME AND ADDRESS

Nolan Ray Bogroff, Tamara Rae Bogroff, and Michael Allan Bogroff

16322 Wilton Pl
Torrance, CA 90504

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

4 ADDRESS OF PROPERTY

3330 E Rebel Ln
San Tan Valley, AZ 85143-1706

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

Nolan Ray Bogroff
3330 E Rebel Ln
San Tan Valley, AZ 85143-1706

(b) Next tax payment due October 1, 2024

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 Maricopa
Subscribed and sworn to before me this 26 day of January, 2024
Notary Public _____
Notary Expiration Date 5.27.2027



SUSAN SHAMBRE
Notary Public - Arizona
Maricopa Co. / #647435
Expires 05/27/2027

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-005971
RECORD DATE 01/26/2024

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: \$ 406,990 00

11 DATE OF SALE (Numenc Digits) 12/2023
Month / Year

12 DOWN PAYMENT \$ 7,372 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 Michael Bogroff
State of _____, County of _____
Subscribed and sworn to before me this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Los Angeles

Notary Public

Subscribed and sworn to (or affirmed) before me on this 25th day of JANUARY

2024 by NOLAN RAY BOGROFF and
MICHAEL ALLAN BOGROFF

satisfactory evidence to be the person(s) who appeared before me.

Cindy Lou Hogan
Notary Public



OPTIONAL INFORMATION

A through the information in this section is intended to help you to prevent fraudulent removal and reattachment of this journal to an unauthorized copy, a practice that is harmful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

AFF OF Prop Value

containing _____ pages, and dated _____

Additional Information	
Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on Page # <u> </u> Entry # <u> </u>	
Notary contact _____	
Other _____	
<input type="checkbox"/> Affiant(s) Thumbprint(s)	<input type="checkbox"/> Describe _____

LEGAL DESCRIPTION

For APN/Parcel ID(s): 210-89-0440

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