



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 03/13/2024 0800

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2024-017959

Recording Requested by:  
First American Title Insurance Company

When recorded, mail to:  
WJH Sales of AZ LLC  
917 North Promenade Parkway, #105  
Casa Grande, AZ 85194

WARRANTY DEED

File No. 205-6302467 (TH)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Pro Staff Homes, Inc., an Arizona corporation**, the GRANTOR does hereby convey to

**WJH Sales of AZ LLC, an Arizona limited liability company**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

PARCEL NO. 1:

LOT 71, OF ARIZONA CITY UNIT TWELVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 16 OF MAPS, PAGE 15.

PARCEL NO. 2:

LOT 2486, OF ARIZONA CITY UNIT SIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 54.

PARCEL NO. 3:

LOT 2512, OF ARIZONA CITY UNIT SIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 54.

PARCEL NO. 4:

LOT 2595, OF ARIZONA CITY UNIT SIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 54.

PARCEL NO. 5:

LOT 2662, OF ARIZONA CITY UNIT SIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 54.

PARCEL NO. 6:

LOT 121 OF ARIZONA CITY UNIT SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF

Warranty Deed - continued

File No.: 205-6302467 (TH)  
A.P.N.: 408-18-2380 6 and 408-  
06-04806 and 408-06-07403  
and 408-06-15703 and 408-06-  
22402 and ~~408-18-11806~~ and  
408-18-12101 and 408-18-  
22902 and 408-18-23801

THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 27.

PARCEL NO. 7:

LOT 229 OF ARIZONA CITY UNIT SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 27.

PARCEL NO. 8:

LOT 238 OF ARIZONA CITY UNIT SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 27.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

Warranty Deed - continued

File No.: 205-6302467 (TH)  
A.P.N.: 408-18-2380 6 and 408-06-04806 and 408-06-07403 and 408-06-15703 and 408-06-22402 and ~~408-18-11806~~ and 408-18-12101 and 408-18-22902 and 408-18-23801

DATED: January 26, 2024

Pro Staff Homes, Inc., an Arizona corporation

By:

  
Name: David K. Cotter  
Title: President

STATE OF AZ )

County of Maricopa )

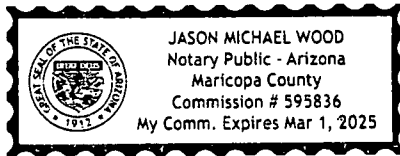
)ss.

On March 8, 2024, before me, the undersigned Notary Public, personally appeared **David K. Cotter, President of Pro Staff Homes Inc**, 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: 3/1/25

  
Notary Public



**EXHIBIT 'A'**

File No.: **205-6302467 (TH)**

Property: **, Arizona City, AZ 85123**

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OF MAPS, PAGE 27.**

**A.P.N. 408-18-2380 6 and 408-06-04806 and 408-06-07403 and 408-06-15703 and  
408-06-22402 and 408-18-12101 and 408-18-22902 and 408-18-23801**

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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-12-0710 - SPLIT  
BOOK MAP PARCEL

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? 7

Please list the additional parcels below (attach list if necessary):

- (1) 408-06-0480 (3) 408-06-0740  
(2) 408-06-1570 (4) 408-06-2240

2. SELLER'S NAME AND ADDRESS:

Pro Staff Homes Inc  
P.O. Box 30211  
Mesa, AZ 85275

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

WJH Sales of AZ LLC  
917 North Promenade Parkway, #105  
Casa Grande, AZ 85194

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

13615 South Silent Road  
Arizona City, AZ 85123

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

WJH Sales of AZ LLC  
917 North Promenade Parkway, #105  
Casa Grande, AZ 85194

(b) Next tax payment due 10/01/24

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agriculture  
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 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

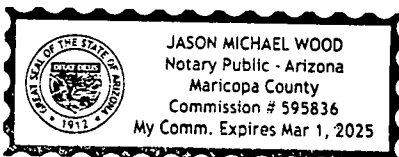
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 8 day of March 20 2 4

Notary Public [Signature]

Notary Expiration Date 3/1/25

24  
DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2024-017959  
RECORD DATE 03/13/2024

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: \$220,000.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 2 4  
Month/Year

12. DOWN PAYMENT \$220000. 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
f.  Other financing; Specify:  
b.  Barter or trade  
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:

\$ 0.00 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):

WJH Sales of AZ LLC  
917 North Promenade Parkway, #105  
Casa Grande, AZ 85194

18. LEGAL DESCRIPTION (attach copy if necessary):  
see attached exhibit A

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of March 20 2 4

Notary Public [Signature]

Notary Expiration Date 01/19/26



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BOOK 15