



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 03/22/2024 1412

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-021055

RECORDING REQUESTED BY:
Parkway Title Agency

AND WHEN RECORDED MAIL TO:
Nicholas Maxwell
238 W Bobcat Ct
Casa Grande, AZ 85122

ESCROW NO.: AZ-24010036-CMP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

WJH SALES OF AZ LLC, an Arizona limited liability company

do/does hereby convey to

Nicholas Maxwell, a married man as his sole and separate property

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 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.

Dated: March 19, 2024

Accepted and approved:

GRANTEE(S):

Nicholas Maxwell

Nicholas Maxwell

STATE OF WASHINGTON

COUNTY OF PIERCE

The foregoing instrument was acknowledged before me this 19th of March, 2024, by Nicholas Maxwell

Deanna Spillner

Notary Public DEANNA SPILLNER

My Commission Expires: 02-28-2025

WA. STATE - PIERCE COUNTY
(SEAL)

DEANNA SPILLNER
NOTARY PUBLIC STATE OF WASHINGTON
Commission # 8211
My Commission Expires Feb 28, 2025

Notarial act performed by audio-visual communication

DocuSign

BE200F38-CA30-481C-9FF6-3F1FF2244041 — 2024/03/19 15:00:41 -800 — Remote Notary



GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

BY: *[Signature]*

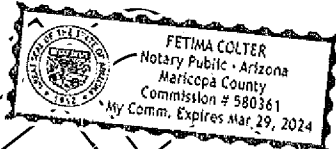
Authorized Signer

STATE OF ARIZONA
County of

The foregoing instrument was acknowledged before me this 22nd day of March, 2024, by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited liability Company.

Fetima Colter
Notary Public

My Commission Expires: 03/29/2024



[Large diagonal watermark text, likely "WJH SALES OF AZ LLC"]

EXHIBIT "A"

LOT 397 OF ARROYO VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET F, SLIDE 182.

Arroyo Vista

BE200F38-CA30-481C-9FF6-3F1FF2244041 --- 2024/03/19 15:00:41 -8:00 --- Remole Nolary



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-04-7240
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

WJH SALES OF AZ LLC, an Arizona limited liability company
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

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

Nicholas Maxwell
238 W Bobcat Ct
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1427 E Jaycie Dr
Casa Grande, AZ 85122

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

Nicholas Maxwell
1427 E Jaycie Dr
Casa Grande, AZ 85122

(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: *Nicholas Maxwell*

State of AZ, County of Maricopa

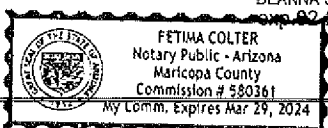
Subscribed and sworn to before me on this 22 day of March 2024

Notary Public: *Fetima Colter*

Notary Expiration Date: 03/29/2024

DOR FORM 82162 (02/2019)

Notarial act performed by audio-visual communication



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
FEE NO: 2024-021055
RECORD DATE: 03/22/2024

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: \$ 327990 00

11. DATE OF SALE (Numeric Digits): 01 / 2024
Month / Year

12. DOWN PAYMENT: \$ 4,000 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):

Parkway Title Agency
7702 E Doubletree Ranch Road / Suite 140
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

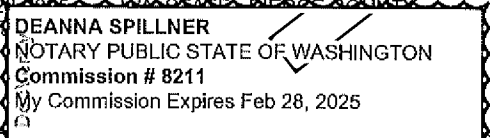
Signature of Buyer / Agent: *Nicholas Maxwell*

State of WASHINGTON, County of PIERCE

Subscribed and sworn to before me on this 19 day of March 2024

Notary Public: *Deanna Spillner*

Notary Expiration Date: 02-28-2025



BE200F38-CA30-481C-9FF6-3F1FF2244041 - 2024/03/19 15:00:11 -8:00 - Remote Notary

EXHIBIT "A"

LOT 397 OF ARROYO VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET F, SLIDE 182.

Arroyo Vista

BE200F38-CA30-481C-9FF6-3F1FF2244041 — 2024/03/19 15:00:41 -8:00 --- Remote Notary

