



DATE/TIME: 03/29/2024 1527
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-023509

RECORDING REQUESTED BY:
Security Title Agency, Inc

WHEN RECORDED MAIL TO:
Tondra Johnson and Brian Johnson
1256 E Avila Ave
Casa Grande, AZ 85122-1105

Escrow No.: ST67240071D
APN: 505-06-044

Space above this line for Recorder's Use

WARRANTY DEED

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

Moonshot Holdings LLC, an Arizona limited liability company

does hereby convey to

Tondra Johnson and Brian Johnson, wife and husband

the following real property situated in County of Pinal, State of Arizona:

Lot 98, of Rancho Grande Two, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 50.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

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

Dated: March 27, 2024

Moonshot Holdings LLC

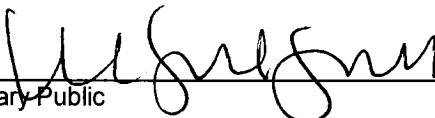


William Wiebolt, Authorized Signer

STATE OF ARIZONA
COUNTY OF MARICOPA

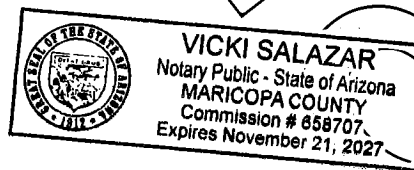
On the 27th day of March 2024, before me, a Notary Public in and for said State, personally appeared William Wiebolt the Authorized Signer of Moonshot Holdings LLC, an Arizona limited liability company, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal



Notary Public

My Commission Expires: November 21, 2027
(SEAL)



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: ST67240071D

Tondra Johnson and Brian Johnson, wife and husband each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

Lot 98, of Rancho Grande Two, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 50.


Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property 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 Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

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

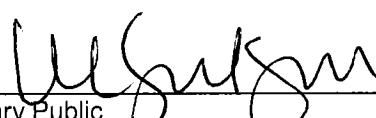
Dated: March 28, 2024


Tondra Johnson


Brian Johnson

State of ARIZONA
County of PINAL

This instrument was acknowledged before me on this 28th day of March 2024, by Tondra Johnson and Brian Johnson.


Notary Public
My Commission Expires: 11/21/27



[SEAL]

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-023509
RECORD DATE 03/29/2024

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-06-044
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:

Moonshot Holdings LLC
10869 N Scottsdale Rd Ste 103-840
Scottsdale, AZ 85254

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

Tondra Johnson and Brian Johnson
1503 N Poppy St
Casa Grande, AZ 85122

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1256 E Avila Ave
Casa Grande, AZ 85122-1105

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

Tondra Johnson and Brian Johnson
1256 E Avila Ave
Casa Grande, AZ 85122-1105

(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 Arizona, County of Maricopa

Subscribed and sworn to before me this 27th day of March, 2024

Notary Public

Notary Expiration Date November 21, 2027

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: \$ 295,000 00

11. DATE OF SALE (Numeric Digits): 03 / 2024
Month / Year

12. DOWN PAYMENT \$ 65,000 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:

\$ 0 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

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 28th day of March 2024

Notary Public

Notary Expiration Date 11/21/27



LEGAL DESCRIPTION

For APN/Parcel ID(s): 505-06-044

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

Lot 98, of Rancho Grande Two, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 50.

NOFFS