



DATE/TIME: 04/10/2024 1444  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2024-026234

**RECORDING REQUESTED BY:**  
Fidelity National Title Agency Inc.

**WHEN RECORDED MAIL TO:**  
Burco Acquisitions LLC, an Arizona Limited Liability  
Company  
3104 East Camelback Road, #7784  
Phoenix, AZ 85016

**Escrow No.:** FM21240366-JE  
**APN:** 406-02-427

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,

**Randolph Oscar Persson and Rose Marie Persson, as Co-Trustees of The Persson Family Revocable Trust, Dated January 10, 2008, as to an undivided 10% interest and IG Holdings Inc., an Arizona Corporation, Successor in interest by merger to Peachtree Mortgage Ltd, an Arizona Corporation, as to an undivided 90% interest**

does hereby convey to

**Burco Acquisitions LLC, an Arizona Limited Liability Company**

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.

**SPECIAL WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, said Corporation has caused these presents to be signed by its duly authorized officer(s), this,

Dated: April 4, 2024

The Persson Family Revocable Trust, Dated January 10, 2008

BY: *Randolph Oscar Persson*  
Randolph Oscar Persson  
Co-Trustee

The Persson Family Revocable Trust, Dated January 10, 2008

BY: *Rose Marie Persson*  
Rose Marie Persson  
Co-Trustee

IG Holdings Inc., an Arizona Corporation, Successor in interest by merger to Peachtree Mortgage Ltd, an Arizona Corporation

**Signed in Counterpart**  
BY: \_\_\_\_\_  
Cheryl Hintzen  
President

State of ARIZONA

County of Maricopa

This instrument was acknowledged before me on this 4 day of April, 2024, by Randolph Oscar Persson, Co-Trustee and Rose Marie Persson, Co-Trustee

*Sheri Trimmer*  
Notary Public  
My Commission Expires: 3-30-27

[SEAL]



**SPECIAL WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, said Corporation has caused these presents to be signed by its duly authorized officer(s), this,

Dated: April 4, 2024

The Persson Family Revocable Trust, Dated January 10, 2008

BY: \_\_\_\_\_  
Randolph Oscar Persson  
Co-Trustee

The Persson Family Revocable Trust, Dated January 10, 2008

**Signed in Counterpart**  
BY: \_\_\_\_\_  
Rose Marie Persson ✓  
Co-Trustee

IG Holdings Inc., an Arizona Corporation, Successor in interest by merger to Peachtree Mortgage Ltd, an Arizona Corporation

BY: Cheryl Hintzen  
Cheryl Hintzen  
President

State of ARIZONA

County of Maricopa

This instrument was acknowledged before me on this 8th day of April, 2024, by

Cheryl Hintzen President of IG Holdings, Inc. An Arizona Corp, Successor in interest by merger to Peachtree Mortgage, LTD. An Arizona Corp.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 1.18.26

[SEAL]

Christina Olsen  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 01-18-26  
Commission No. 618349

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 406-02-427**

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

Lot 776, of Arizona City Unit One, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 10.

NOFFICE

**TRUST DECLARATION  
(Disclosure of Beneficiaries)**

Date: April 3, 2024  
Escrow No.: FM21240366-JE

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (January 10, 2008) are as follows:

Name: RAUDOLFO P. PERSSON

Address: 12045 N. 102<sup>nd</sup> ST. SCOTTSDALE, AZ 85260

Name: ROSE M. PIERSSON

Address: 12045 N. 102<sup>nd</sup> ST, Scottsdale, AZ 85260

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

(This document will be recorded at the Close of Escrow attached to the Deed)

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 406-02-427  
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:

Randolph Oscar Persson and Rose Marie Persson, as Co-Trustees of The Persson Family Revocable Trust, Dated January 10, 2008 and IG Holdings Inc., an Arizona Corporation, Successor in interest by merger to Peachtree Mortgage Ltd, an Arizona Corporation

7950 E Redfield Rd, Ste 110  
Scottsdale, AZ 85260

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

Burco Acquisitions LLC, an Arizona Limited Liability Company

3104 East Camelback Road, #7784  
Phoenix, AZ 85016

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

8518 West Troy Drive  
Arizona City, AZ 85123-8923

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

Burco Acquisitions LLC, an Arizona Limited Liability Company

3104 East Camelback Road, #7784  
Phoenix, AZ 85016

(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 9th day of April 2024

Notary Public:

COUNTY OF RECORDATION  
FEE NO  
RECORD DATE

PINAL  
2024-026234  
04/10/2024

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: \$ 22,000 00

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

12. DOWN PAYMENT \$ 22,000 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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer/Agent


State of AZ, County of Maricopa

Subscribed and sworn to before me this 9 day of April 2024

Notary Public:

1.18.26

03.15.2026


 Christina Olsen  
 Notary Public  
 Maricopa County, Arizona  
 My Comm. Expires 01-18-26  
 Commission No. 618349



**ADRIANA GASPAR**  
 Notary Public - Arizona  
 Maricopa Co. / #624687  
 Expires 03/15/2026

Notary Public  
 Maricopa County, Arizona  
 My Commission Expires 01-18-26  
 Commission No. 618349

**LEGAL DESCRIPTION**

**For APN/Parcel ID(s): 406-02-427**

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HomeLife