



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4715013085

WHEN RECORDED MAIL TO

Jamie David Rios, Flor Marina Rios
26930 West Sherbundy Lane
Casa Grande, AZ 85193

DATE/TIME: 05/31/2024 0832

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-041237

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged 3K Growth, LLC, an Arizona limited liability company

Do hereby convey to Jamie David Rios and Flor Marina Rios, husband and wife

the following real property situated in Pinal County, Arizona:

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

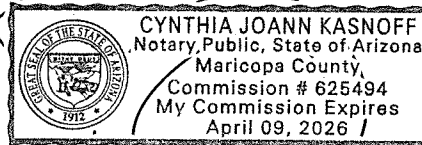
SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

Dated: April 24, 2024

3K Growth, LLC, an Arizona limited liability company By 9K Growth, LLC, an Arizona limited liability company as Member, by MJ2, LLC an Arizona limited liability company as Member By the DeMore Living Trust, dated January 5, 2012 as Member

By: *Michael DeMore*
Michael DeMore, Trustee



State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 24 day of April 2024 by Michael DeMore, Trustee of the DeMore Living Trust, dated January 5, 2012 as Member of MJ2 Holdings, LLC, an Arizona limited liability company as Member of 9K Growth, LLC, an Arizona limited liability company as Member of 3K Growth, LLC an Arizona limited liability company, on behalf of the limited liability company.

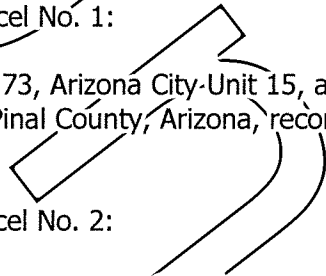
Cynthia Joann Kasnoff
Notary Public

EXHIBIT A



Parcel No. 1:

Lot 73, Arizona City Unit 15, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 17 of Maps, page 23.



Parcel No. 2:

Lot 74, Arizona City Unit 15, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 17 of Maps, page 23.

CONFIDENTIAL

Escrow No.: 4715013085

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Jamie David Rios and Flor Marina Rios, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Warranty deed which is Dated April 24, 2024 and executed by 3K Growth, LLC, an Arizona limited liability company, as Grantor and Jamie David Rios and Flor Marina Rios, husband and wife, as Grantee and which instrument concerns the following described property:

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

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Jamie David Rios

Flor Marina Rios

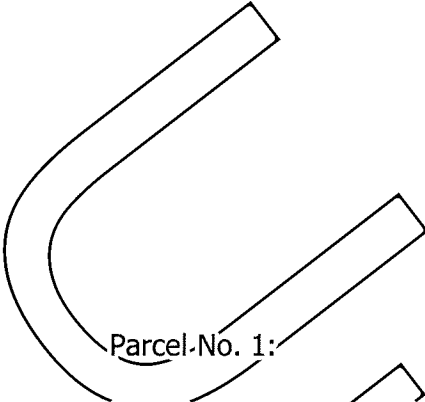
State of Arizona
County of Pinal

The foregoing instrument was acknowledged before me this 23rd day of May, 2024 by Jamie David Rios and Flor Marina Rios.

Notary Public

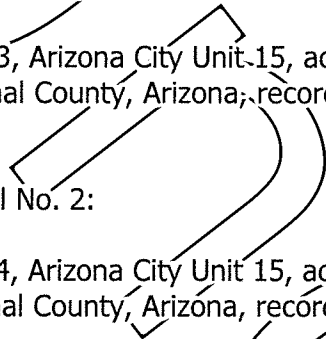


LEGAL DESCRIPTION EXHIBIT

A diagram showing a U-shaped boundary with a straight line segment extending from the top of the 'U' to the right.

Parcel No. 1:

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A diagram showing a U-shaped boundary with a straight line segment extending from the top of the 'U' to the right.

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OFFICIALS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511 - 63 - 0740 -
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? 1

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

(1) 511-63-0730 (3)
(2) _____ (4)

2. SELLER'S NAME AND ADDRESS:

3K GROWTH, LLC, MICHAEL DEMORE
8711 E. Pinnacle Peak Road, Suite 304
Scottsdale AZ 85255

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

JAMIE DAVID RIOS, FLOR MARINA RIOS
26930 West Sherbundy Lane
Casa Grande AZ 85193

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

11890 and 11920 W. Alder Drive, Arizona City, Arizona 85123

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

JAMIE DAVID RIOS, FLOR MARINA RIOS
11605 W Madero Drive
Casa Grande AZ 85213

(b) Next tax payment due Oct / 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-041237
RECORD DATE 05/31/2024

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: \$60,000. 00

11. DATE OF SALE (Numeric Digits): 04 / 24
Month / Year

12. DOWN PAYMENT \$60,000. 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 AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):
EXHIBIT "A" ATTACHED HERETO

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

Signature of Buyer / Agent

State of Arizona, County of Maricopa

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 24 day of May 2024

Subscribed and sworn to before me on this 24 day of May 2024

Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date NOV 28, 2024

Notary Expiration Date MAR 2, 2025

DOR FORM 82162 (2/2014)



TRISTA A. PEARE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 667978
Expires November 28, 2027



OFFICIAL SEAL
LISA MALM
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COM # 661264
My Comm. Expires Mar 2, 2028

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