

RECORDING REQUESTED BY:  
Capital Title Agency LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 07/12/2024 1435  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2024-052789

AND WHEN RECORDED MAIL TO  
Anthony Muriuki Nyagah and Mercy Waweru  
41905 West Sussex Drive  
Maricopa, AZ 85138

ESCROW NO.: 846-10327-DS

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
RL2 Investments LLC, an Arizona Limited Liability Company

do/does hereby convey to  
Anthony Muriuki Nyagah and Mercy Waweru, husband and wife

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 I or we do warrant the title against all persons whomsoever, subject  
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

Dated this 9th day of July, 2024.

RL2 Investments LLC, an Arizona Limited Liability Company

By: Raymond Robert Lewis  
Raymond Robert Lewis, Managing Member

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 11th day of July, 2024, before me personally appeared Raymond Robert Lewis, Managing Member of RL2 Investments LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)  
[Affix Seal Here]

Mary Ann Valdez  
Notary Public



**MARY ANN VALDEZ**  
Notary Public - Arizona  
Maricopa Co. / #651910  
Expires 07/14/2027

FFCS

**EXHIBIT "A"**  
**Legal Description**

Lot 903, of MISSION VALLEY PHASE 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 152.

WARRANTY DEED

### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Anthony Muriuki Nyagah, and Mercy Waweru, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

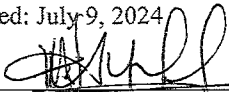
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated, July 9, 2024, and executed by RL2 Investments LLC, as Grantors, to Anthony Muriuki Nyagah and Mercy Waweru, as Grantees, and which conveys certain premises described as:

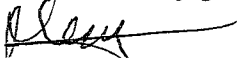
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually, and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: July 9, 2024


  
\_\_\_\_\_  
Anthony Muriuki Nyagah

  
\_\_\_\_\_  
Mercy Waweru

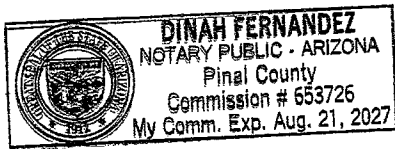
State of ARIZONA  
County of PINAL

On July 11, 2024, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Anthony Muriuki Nyagah and Mercy Waweru ~~personally known to me~~ <sup>DE</sup> (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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
DINAH FERNANDEZ, NOTARY PUBLIC

FOR NOTARY SEAL OR STAMP



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**Legal Description**

Lot 903, of MISSION VALLEY PHASE 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 152.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-87-909  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

RL2 Investments LLC  
5213 South 30th Street, B200  
Phoenix, AZ 85040

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

Anthony Muriuki Nyagah and Mercy Waweru  
41905 West Sussex Drive  
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

2024 North Ensenada Lane  
Casa Grande, AZ 85122

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

Anthony Muriuki Nyagah and Mercy Waweru  
41905 West Sussex Drive  
Maricopa, AZ 85138

(b) Next tax payment due October 2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
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 \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

FOR RECORDER'S USE ONLY  
  
COUNTY OF RECORDATION PINAL  
FEE NO 2024-052789  
RECORD DATE 07/12/2024

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: \$ 352,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2024  
Month / Year

12. DOWN PAYMENT \$ 152,000.00

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:

\$ 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:

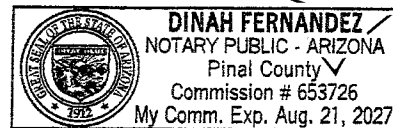
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Buyer and Seller Herein

Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent \_\_\_\_\_  
State of ARIZONA, County of PINAL  
Subscribed and sworn to before me on this 11 day of JULY, 2024  
Notary Public \_\_\_\_\_  
Notary Expiration Date AUG. 21, 2027

Signed in Counterpart



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Anthony Muriuki Nyagah and Mercy Waweru  
41905 West Sussex Drive  
Maricopa, AZ 85138

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c.  Assumption of existing loan(s) (2)  VA  
f.  Other financing; Specify: (3)  FHA  
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Buyer and Seller Herein

Phone: / /

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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 24 day of July 2024

Notary Public

Notary Expiration Date 07/14/2027

Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public

Notary Expiration Date



MARY ANN VALDEZ  
Notary Public - Arizona  
Maricopa Co. / #651910  
Expires 07/14/2027

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MISSION VALLEY PHASE 6