



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 07/19/2024 1113  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2024-054448

RECORDING REQUESTED BY:  
Great American Title Agency, Inc.

WHEN RECORDED MAIL TO:  
Haley Aylesworth and Kyle Aylesworth  
38215 N Armadillo Drive  
San Tan Valley, AZ 85140

ESCROW.NO.: 2302400368-AA

This area reserved for the County Recorder

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

**DES Holdings, LLC, an Arizona Limited Liability Company**

does hereby convey to

**Kyle Aylesworth and Haley Aylesworth, wife and husband**

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.

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

Dated: July 17, 2024.

**GRANTOR(S):**

DES Holdings, LLC

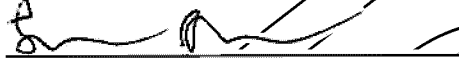
BY:

Derick Williams  
as Member

State of Arizona

County of Maricopa

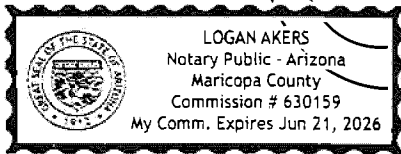
Signed and sworn to before me the 17 day of July, 2024, by Derick Williams, the Member of DES Holdings, LLC, on behalf of the Limited Liability Company.



Notary Public

My commission expires: June 21, 2026

Affix stamp/seal:



DES HOLDINGS, LLC

**EXHIBIT "A"**

Lot 824, of LAREDO RANCH UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 33 and Affidavit of Correction recorded as Fee No. 2006-077552 of Official Records.

ARMADILLO

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

Kyle Aylesworth and Haley Aylesworth, 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 17, 2024, and executed by DES Holdings, LLC, an Arizona Limited Liability Company as Grantors, to Kyle Aylesworth and Haley Aylesworth, husband and wife 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 a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with 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 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.

DES  
Order No.: 2302400368-AA  
Property Address: 38215 N Armadillo Drive, San Tan Valley, AZ 85140  
Acceptance of CPWROS-Deed

Dated: July 17, 2024.

Grantee(s):

Haley Aylesworth  
Haley Aylesworth

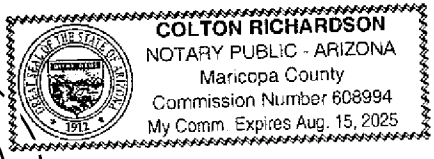
Kyle Aylesworth  
Kyle Aylesworth

State of Arizona

County of ~~Pinal~~ Maricopa

Signed and sworn to before me the 17 day of July, 2024, by Haley Aylesworth and Kyle Aylesworth.

Colton R.  
Notary Public  
My commission expires: Aug. 15, 2025  
Affix stamp/seal:



**ORDER**

Order No.: 2302400368-AA  
Property Address: 38215 N Armadillo Drive, San Tan Valley, AZ 85140  
Acceptance of CPWROS-Deed

**EXHIBIT "A"**

Lot 824, of LAREDO RANCH UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 33 and Affidavit of Correction recorded as Fee No. 2006-077552 of Official Records.

UNOFFICIAL

Order No.: 2302400368-AA  
Property Address: 38215 N Armadillo Drive, San Tan Valley, AZ 85140  
Acceptance of CPWROS-Deed

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: [109-27-825]

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

DES Holdings, LLC
11225 N 28th Dr, Ste D120
Phoenix, AZ 85029

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

Haley Aylesworth and Kyle Aylesworth
22867 E Parkside Dr
Queen Creek, AZ 85142

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

38215 N Armadillo Drive
San Tan Valley, AZ 85140

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

Haley Aylesworth and Kyle Aylesworth
38215 N Armadillo Drive
San Tan Valley, AZ 85140

(b) Next tax payment due: October 1, 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
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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-054448
RECORD DATE 07/19/2024

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: \$ 500000 00

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

12. DOWN PAYMENT \$ 17,500 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:
b.  Barter or trade (1)  Conventional
c.  Assumption of existing loan(s) (2)  VA
d.  Seller loan (Carryback) (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 Exhibit "A" attached hereto and made a part hereof.

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 \_\_\_\_\_

DOR FORM 82162 (02/2019)

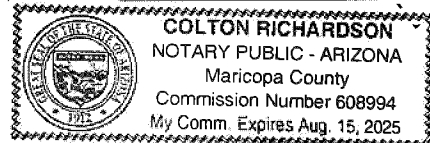
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 17 day of July 20 24

Notary Public \_\_\_\_\_

Notary Expiration Date Aug 15, 2025



# AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: [109-27-825]  
 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  
 DES Holdings, LLC  
 11225 N 28th Dr, Ste D120  
 Phoenix, AZ 85029

3. (a) BUYER'S NAME AND ADDRESS:  
 Haley Aylesworth and Kyle Aylesworth  
 22867 E Parkside Dr  
 Queen Creek, AZ 85142  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
 38215 N Armadillo Drive  
 San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
 Haley Aylesworth and Kyle Aylesworth  
 38215 N Armadillo Drive  
 San Tan Valley, AZ 85140  
 (b) Next tax payment due: October 1, 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.

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: \$ 500000 00

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

12. DOWN PAYMENT \$ 17,500 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller loan (Carryback) 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: \_\_\_\_\_

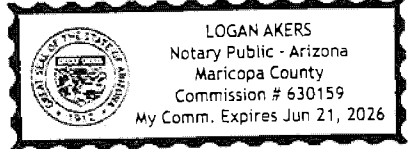
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
 BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):  
**See Exhibit "A" attached hereto and made a part hereof.**

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 17 day of July 2024  
 Notary Public [Signature]  
 Notary Expiration Date June 21, 2026

Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_ County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**EXHIBIT "A"**

Lot 824, of LAREDO RANCH UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 33 and Affidavit of Correction recorded as Fee No. 2006-077552 of Official Records.

UNOFFICIAL