



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 07/29/2024 1344

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-057073

Recording Requested by:  
**Homeward Title Agency West, LLC**

When recorded mail to:  
PURCHASING FUND 2023-2 LLC  
1001 South Capital of Texas Highway, Bld I, Ste 100  
Austin, Texas, 78746

## WARRANTY DEED

File No. HTAZ-24-306

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

MELISSA VELOZ, A MARRIED WOMAN, AND ANITA M. HORAN, AN UNMARRIED WOMAN, the GRANTOR  
does hereby convey to

PURCHASING FUND 2023-2 LLC, a Delaware limited liability company, the GRANTEE

the following described real property, situated in PINAL, Arizona:

LOT 47, OF PARCEL 13 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE  
200 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2006-064959 OF OFFICIAL  
RECORDS.

EXCEPTING THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE  
PATENT TO SAID LAND.

Subject to: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements,  
and all other matters of record.

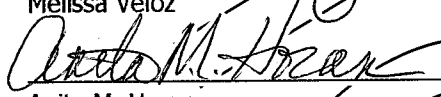
And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set  
forth above.

Dated: July 23, 2024

File No.: HTAZ-24-306  
A.P.N.: 210-81-1550

Warranty Deed - Continued


 (SEAL)  
Melissa Veloz

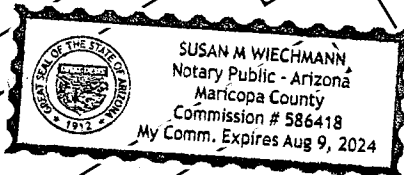
 (SEAL)  
Anita M. Horan

STATE OF ARIZONA  
COUNTY OF PINAL

On this 29 day of July, 2024, before me personally appeared Melissa Veloz, Ruben Garcia and Anita M. Horan, 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]

  
Notary Public  
MY COMMISSION EXPIRES: 08-09-2024



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 210-81-1550

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? \_\_\_\_\_

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Melissa Veloz and Anita M. Horan

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

PURCHASING FUND 2023-2 LLC

1809 West Dugan Drive, Queen Creek, AZ 85142

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

☐ If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

1809 West Dugan Drive, Queen Creek, AZ 85142

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

1809 West Dugan Drive, Queen Creek, AZ 85142

(b) Next tax payment due 10/01/2024

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

- |                       |                                 |
|-----------------------|---------------------------------|
| a. Vacant Land        | f. Commercial or Industrial Use |
| X Single Family Res   | g. Agricultural                 |
| b. Condo or Townhouse | h. Mobile or Manufactured Home  |
|                       | Affixed _____ Not Affixed       |
| c. 2-4 Plex           | i. Other Use; Specify: _____    |
| d. 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."  
X 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  
FEE NO  
RECORD DATE

PINAL  
2024-057073  
07/29/2024

## 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- |   |   |
|---|---|
| X Warranty Deed                                   | d. <input type="checkbox"/> Contract or Agreement |
| a. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| b. <input type="checkbox"/> Joint Tenancy Deed    | f. <input type="checkbox"/> Other:                |

## 10. SALE PRICE:

\$ 347,990.00

## 11. DATE OF SALE (Numeric Digits): July 29, 2024

Month / Year

## 12. DOWN PAYMENT

\$ 0.00

## 13. METHOD OF FINANCING:

- |  |   |
|--|---|
| X Cash (100% of Sale Price)                                | e. New loan(s) from financial institution:                  |
| a. <input type="checkbox"/> Barter or trade                | (1) Conventional  |
| b. <input type="checkbox"/> Assumption of existing loan(s) | (2) VA  |
| c. <input type="checkbox"/> Seller Loan (Carryback)        | (3) FHA   |
|  | f. <input type="checkbox"/> 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 LISTED HEREIN

## 18. LEGAL DESCRIPTION (attach a copy if necessary):

Property 1:

LOT 47, OF PARCEL 13 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 200 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2006-064959 OF OFFICIAL RECORDS.

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 PINAL

Subscribed and sworn to before me on this 29 day of JULY 2024

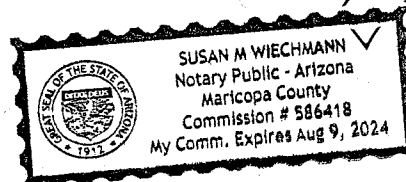
Notary Public: Susan M. Wiechmann

Notary Expiration Date 08-09-2024

DOR FORM 82162 (02/2019)

BY MELISSA MARIA VELOZ

Signature of Buyer / Agent



State of \_\_\_\_\_, County of \_\_\_\_\_ Subscribed and sworn to before me on this \_\_\_\_ day of \_\_20\_\_ Notary Public \_\_\_\_\_

Unofficial

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## FOR RECORDER'S USE ONLY

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- |   |   |
|---|---|
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| a. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| b. <input type="checkbox"/> Joint Tenancy Deed    | f. <input type="checkbox"/> Other:                |

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11. DATE OF SALE (Numeric Digits): July 29, 2024  
Month / Year

12. DOWN PAYMENT \$ 0.00

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- |   |   |
|---|---|
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| a. <input type="checkbox"/> Barter or trade                   | (1) Conventional  |
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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 \_\_\_\_\_, 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 Texas, County of Travis Subscribed and sworn to before me on this 24 day of July, 2024 Notary Public MCA



Unofficial