



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 10/23/2024 1421
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-081254

RECORDING REQUESTED BY:
Parkway Title Agency

AND WHEN RECORDED MAIL TO:
Shontaya Purvis
7927 S Magic Dr
Casa Grande, AZ 85193

ESCROW NO.: AZ-24100036-CMP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

WJH SALES OF AZ LLC, an Arizona limited liability company

do/does hereby convey to

Shontaya Purvis, an unmarried woman

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 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.

GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

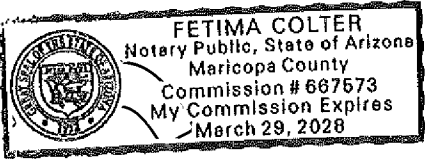
BY: *Brittany Ramage*
Authorized Signer

STATE OF ARIZONA
County of Maricopa

The foregoing instrument was acknowledged before me this 23 day of October, 2024, by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited liability Company.

Fetima Colter
Notary Public

My Commission Expires: 03/29/2028



WJH SALES OF AZ LLC

EXHIBIT "A"

Lot 152 of MOUNTAIN VIEW ESTATES, UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 44.

MOUNTAIN VIEW ESTATES

Dated: October 21, 2024

Accepted and approved:

GRANTEE(S):

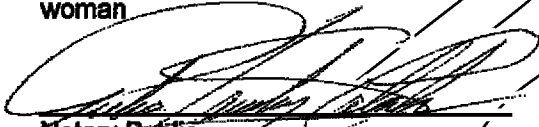


Shontaya Purvis

STATE OF *CALIFORNIA*

COUNTY OF *SAN DIEGO*

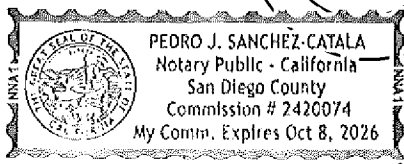
The foregoing instrument was acknowledged before me this 21st of October, 2024, by Shontaya Purvis, an unmarried woman



Notary Public

My Commission Expires: *Oct. 08, 2026*

(SEAL)



Shontaya Purvis

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-081254
RECORD DATE 10/23/2024

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 511-52-1520
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
WJH SALES OF AZ LLC, an Arizona limited liability company
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

3. (a) BUYER'S NAME AND ADDRESS:
Shontaya Purvis
589 N Johnson Ave Unit 121
El Cajon, CA 92020

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

4. ADDRESS OF PROPERTY:
7927 S Magic Dr
Casa Grande, AZ 85193

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Shontaya Purvis
7927 S Magic Dr
Casa Grande, AZ 85193
(b) Next tax payment due: October 1, 2025

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: \$ 277,990 00

11. DATE OF SALE (Numeric Digits): 10 / 2024
Month / Year

12. DOWN PAYMENT \$ 9,730 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
(3) FHA
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):
Parkway Title Agency
7702 E Doubletree Ranch Road, Suite 240
Scottsdale, AZ 85258

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 _____ day of _____ 20____
Notary Public: Fetima Colter
Notary Expiration Date: 03-31-2028

Signature of Buyer / Agent: _____
State of California, County of San Diego
Subscribed and sworn to before me on this 30 day of October 2024
Notary Public: _____
Notary Expiration Date: Oct 08, 2026

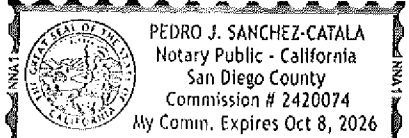
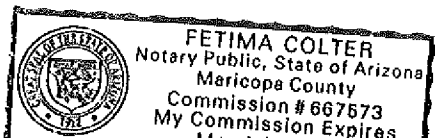


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