



DATE/TIME: 10/24/2024 1329  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2024-081584

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Black Canyon Equity, LLC**  
**5000 Riverside Drive**  
**Bldg 5, Suite 100w**  
**Irving, TX 75039**

75411112-C12

PARCEL: 101-08-04803

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Paul Flips Houses, LLC, An Arizona Limited Liability Company**

do/does hereby convey to

**Black Canyon Equity, LLC, A Texas Limited Liability Company**

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 Grantor warrants the title against all persons whomsoever.

**DATED: October 14, 2024**

SEE ATTACHED SIGNATURE PAGE AND NOTARY ACKNOWLEDGEMENT AND BY THIS REFERENCE  
MADE A PART HEREOF.

Paul Flips Houses, LLC, An Arizona  
Limited Liability Company

Paul J. Helbert, Member

State of Arizona }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 15 day of October, 2024, by Paul Helbert, Manager of Paul Flips Houses, LLC].



Christy Micaletti  
NOTARY PUBLIC  
My commission expires: 07-31-2025

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: October 14, 2024 / Consisting of 2 pages

Parties to Document:

Black Canyon Equity, LLC  
[Paul Flips Houses, LLC]

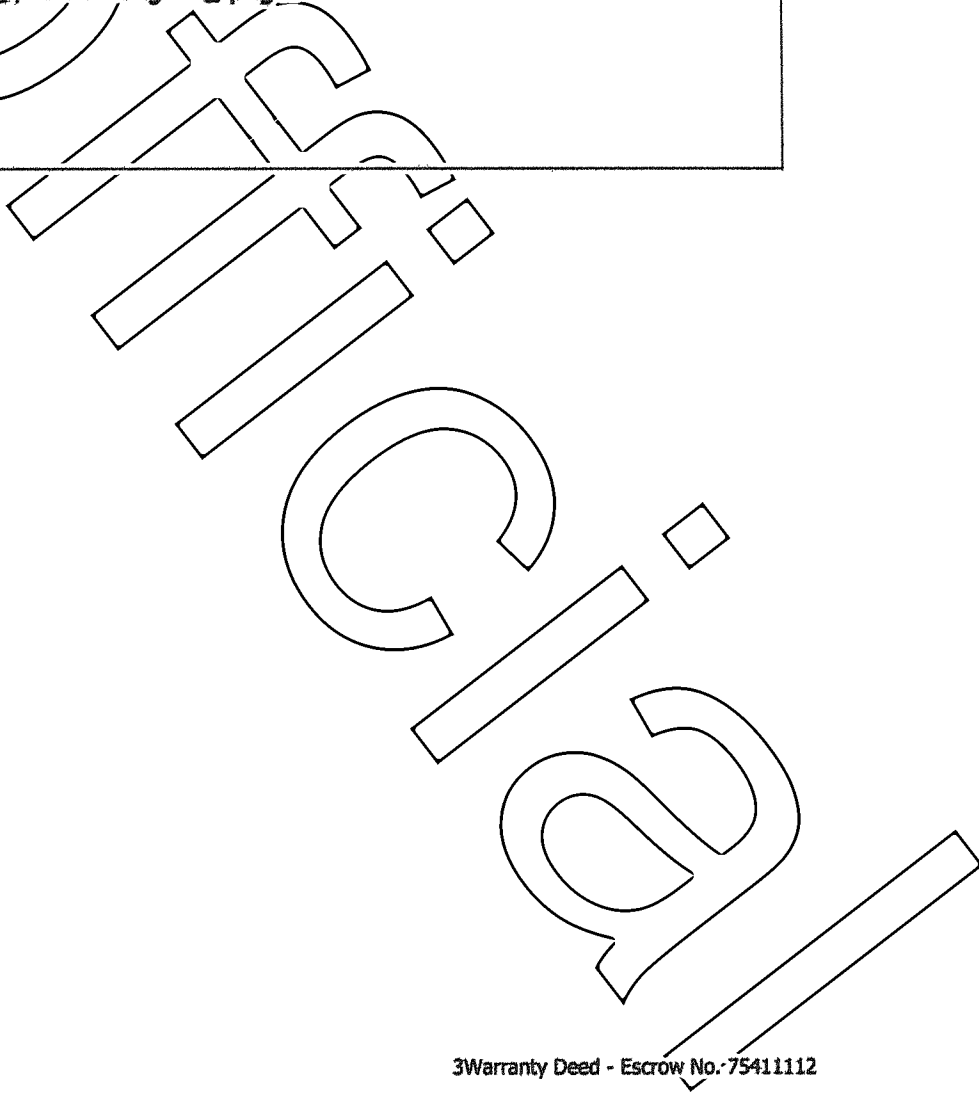


Exhibit A

The South 12 feet of Lot 16 and all of Lot 18, Block 4, SMYTHE'S COUNTY LINE SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, Page 13;

EXCEPT that portion of Lot 18, Block 4 described as follows:

BEGINNING at the Southeast corner of said Lot 18;

THENCE North along the East line thereof, a distance of 20 feet;

THENCE Southwest to a point on the South line of said lot, said point being 20 feet West of the Southeast corner thereof;

THENCE East along the South line of said lot, a distance of 20 feet to the POINT OF BEGINNING.

WARRANTY DEED

**AFFIDAVIT OF PROPERTY VALUE**

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-08-04803  
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) N/A (2) N/A

2. SELLER'S NAME AND ADDRESS:

Paul Flips Houses, LLC  
20861 W Main St  
Buckeye, AZ 85396

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

Black Canyon Equity, LLC  
5000 Riverside Drive, Bldg 5, Suite 100w  
Irving, TX 75039

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

If Yes, state relationship: N/A

4. ADDRESS OF PROPERTY:

770 S Pinal Dr  
Apache Junction, AZ 85120

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

[Black Canyon Equity, LLC]  
5000 Riverside Drive, Bldg 5, Suite 100W  
Irving TX 75039

(b) Next tax payment due 10/2025

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
- i.  Other Use; Specify: N/A

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 definitions 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: N/A

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 [Signature]

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 15 day of October 2024

Notary Public [Signature]

Notary Expiration Date 07-31-2025



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2024-081584  
 RECORD DATE 10/24/2024

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: N/A

10. SALE PRICE: \$ 228,000.00

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

12. DOWN PAYMENT \$ 228,000.00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 b.  Barter or trade (1)  Conventional (2)  VA (3)  FHA  
 c.  Assumption of existing loan(s) f.  Other financing; Specify:  
 d.  Seller Loan (Carryback) N/A

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: N/A

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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
[Pioneer Title Agency, Inc.]  
[3100 W. Ray Road, Suite 116, Chandler, AZ 85226]  
 Phone: (480) 917-6719

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

Signature of Buyer / Agent [Signature]

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 15 day of October 2024

Notary Public [Signature]

Notary Expiration Date 07-31-2025



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

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**DO NOT WRITE IN THESE SPACES**