



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/31/2024 1555

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-084096

RECORDING REQUESTED BY:  
Super Title Agency, LLC

AND WHEN RECORDED MAIL TO  
MTV Group LLC

ESCROW NO.: 835-25139-KD

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Walter Allen Harney, as Personal Representative of The Estate of Debbie J. Landry Estate,  
deceased, Probate No PB2024-00559

do/does hereby convey to  
MTV Group LLC, an Arizona 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. And I or we do warrant the title against all persons whomsoever, subject  
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

Dated this 31st day of October, 2024.

Estate of Debbie J. Landry, Deceased Probate No PB2024-00559

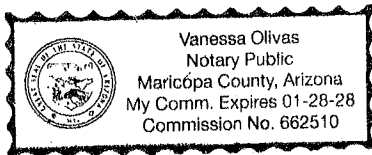
By: [Signature]  
Walter Allen Harney, Personal Representative

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 31 day of October, 2024, before me personally appeared Walter Allen Harney, Personal Representative of Estate of Debbie J. Landry, 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]

[Signature], Notary Public  
exp: 01/28/28



**RECEIVED**

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

Lot 501, Pecan Creek-South Unit 2, according to Cabinet F, Slide 185, records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-31-502  
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) \_\_\_\_\_ (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Walter Allen Harney, Personal Representative of Estate of Debbie J. Landry

702 E. Nancy Ave  
San Tan Valley, AZ 85140

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

MTV Group LLC  
481 N. Arizona Ave  
Chandler, AZ 85225

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

4. ADDRESS OF PROPERTY:

702 East Nancy Avenue  
San Tan Valley, AZ 85140

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

MTV Group LLC  
481 N. Arizona Ave  
Chandler, AZ 85225

(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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2024-084096  
RECORD DATE 10/31/2024

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: \$ 317,000.00

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

12. DOWN PAYMENT \$ 317,000.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial Institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- b.  Barter or trade f.  Other financing; Specify: \_\_\_\_\_
- 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: na

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: 480-682-0220

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: [Signature]

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 31st day of October 2024

Notary Public: [Signature]

Notary Expiration Date: 4-30-2027

Signature of Buyer / Agent: [Signature]

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 31st day of October 2024

Notary Public: [Signature]

Notary Expiration Date: 4-30-2027



KRISTA DIAZ  
Notary Public - Arizona  
Maricopa Co. / #647599  
Expires 04/30/2027



KRISTA DIAZ  
Notary Public - Arizona  
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