



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 12/02/2024 1514

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-092408

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 565800

**WARRANTY DEED**

Effective Date:  11/22/24	County and State where property is located: Pinal County, Arizona
<b>GRANTOR (Name, Mailing Address &amp; Zip code):</b>  <b>Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company</b>  <b>1001 S. Capital of TX Hwy, Bldg I, Suite 100, Austin, TX 78746</b>	<b>GRANTEE (Name, Mailing Address &amp; Zip Code):</b>  <b>Yamasa Co., Ltd., a Japanese Corporation,</b>  <b>Post Office Box 4090 Scottsdale, AZ 85261</b>

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, Grantor conveys to Grantee the Subject Real Property together with all rights and privileges appurtenant or to become appurtenant thereto on the effective date;

Subject Real Property Legal Description: **See Attached Exhibit "A"**

Subject Real Property Address: **1809 West Dugan Drive, Queen Creek, AZ 85144**

Grantor covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property;

And Grantor warrants the title against all persons whomsoever, 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 warrants that Grantor will execute or procure any further necessary assurance of title.

**GRANTOR:**

**Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company**

By: Danc Date: 11/22/24

Name: **Dominic Carrilo - Authorized Representative**

STATE OF Texas  
COUNTY OF TRAVIS

This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 22 day of NOV, 2024

[Signature]

Notary Public

[Notary Seal]

My Commission Expires: 12/5/27



Exhibit A

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 AS 2006-064959 OF OFFICIAL RECORDS.

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

Parcel ID : 210-81-15508

Circle Cross Ranch

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-81-155

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:

Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Comp  
1001 S. Capital of TX Hwy Bldg I, Suite 100  
Austin, TX 78746

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

Yamasa Co., Ltd., a Japanese Corporation  
Post Office Box 4090  
Scottsdale, AZ 85261

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

4. ADDRESS OF PROPERTY:

1809 West Dugan Drive  
Queen Creek, AZ 85144

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

Yamasa Co., Ltd., a Japanese Corporation  
Post Office Box 4090  
Scottsdale, AZ 85261

(b) Next tax payment due: 03/01/2025

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  Non 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.

COUNTY OF RECORDATION FEE NO RECORD DATE

PINAL 2024-092408 12/02/2024

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: \$ \$348,000.00

11. DATE OF SALE (Numeric Digits): December 2, 2024  
Month / Year

12. DOWN PAYMENT: \$ \$348,000.00

13. METHOD OF FINANCING:

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

OS National, LLC  
1225 W Washington St, Unit 118  
Tempe, AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit A

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 GA County of Gwinnett

Subscribed and sworn to before me on this 26 day of NOV 2024

Notary Public

Notary Expiration Date: \_\_\_\_\_

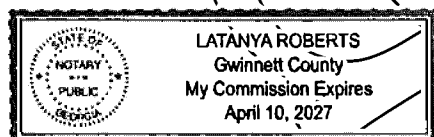
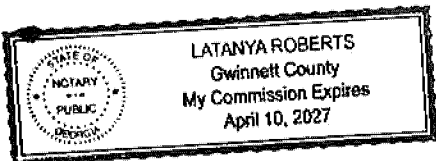
Signature of Buyer / Agent

State of GA County of Gwinnett

Subscribed and sworn to before me on this 26 day of NOV 2024

Notary Public

Notary Expiration Date: \_\_\_\_\_



# EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 1809 West Dugan Drive, Queen Creek, AZ 85144

COUNTY: Pinal

CLIENT CODE: 565800

TAX PARCEL ID/APN: 210-81-15508

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FORBIDDEN