



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 12/11/2024 1002

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-094567

RECORDING REQUESTED BY:
Great American Title Agency, Inc.

WHEN RECORDED MAIL TO:
Joyce Shaw
2331 Virginia Way
Elko, NV 89801

ESCROW NO.: 2362400445-JO

This area reserved for the County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

MC3 Holdings 2, LLC, an Arizona Limited Liability Company

does hereby convey to

Joyce Shaw, an unmarried woman

the following real property situated in Pinal County, Arizona:

Lot 376, of IRONWOOD CROSSING-UNIT 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona.

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 undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Order No.: 2362400445-JO
Property Address: 63 W. Dragon Tree Ave., San Tan Valley, AZ 85140
Warranty Deed
Page 1 of 2

Dated: November 27, 2024.

GRANTOR(S):

MC3 Holdings 2, LLC, an Arizona Limited Liability Company

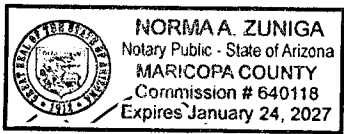
BY: *Matthew J. Silcock*
Matthew J. Silcock - Manager

State of Arizona

County of maricopa

Signed and sworn to before me the 6 day of Dec, 2024,
by Matthew J. Silcock, the Manager of MC3 Holdings 2, LLC, an Arizona Limited Liability Company, on behalf of
the Limited Liability Company.

Norma Zuniga
Notary Public
My commission expires: 1/24/27
Affix stamp/seal:



Large diagonal watermark text: "WARRANTY DEED"

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: [109-18-376 07]

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) _____
- (2) _____
- (3) _____
- (4) _____

2. SELLER'S NAME AND ADDRESS

MC3 Holdings 2, LLC, an Arizona Limited Liability Company
533 W. Park Ave.
Chandler, AZ 85225

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

Joyce Shaw
2331 Virginia Way
Elko, NV 89801

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

4. ADDRESS OF PROPERTY:

63 W. Dragon Tree Ave.
San Tan Valley, AZ 85140

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

Joyce Shaw
2331 Virginia Way
Elko, NV 89801

(b) Next tax payment due: March 1, 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
 Affixed Not Affixed
- i. Other Use; Specify: _____

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.

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 _____

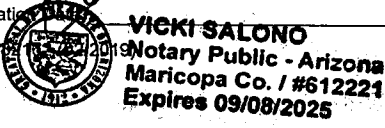
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 27th day of November 20 24

Notary Public _____

Notary Expiration Date _____

DOR FORM _____



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2024-094567
 RECORD DATE 12/11/2024

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

10. SALE PRICE: \$ 360000 00

11. DATE OF SALE (Numeric Digits): 12 / 2024
Month / Year

12. DOWN PAYMENT \$ 93,899.87

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller loan (Carryback)
- e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
- 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):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 27th day of November 20 24

Notary Public _____

Notary Expiration Date _____

DOR FORM _____

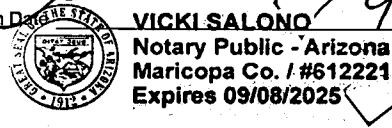


EXHIBIT "A"

Lot 376, of IRONWOOD CROSSING-UNIT 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona.

IRONWOOD CROSSING