



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 01/31/2025 1241

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-007472

Recorded at the request of *Clear Title Agency of
Arizona*

AND WHEN RECORDED MAIL TO:
Pecan Cove West Sales Group, LLC
6815 E Rembrandt Ave., Ste 115
Mesa, AZ 85212

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 40250005-dp

SPECIAL WARRANTY DEED

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

Pecan Cove West Land Group, LLC, an Arizona limited liability company, the GRANTOR

does hereby convey to

Pecan Cove West Sales Group, LLC, an Arizona limited liability company, the GRANTEE

the following real property situated in **Pinal County, Arizona:**

LOT 29, OF PECAN COVE WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2022-124526
OF OFFICIAL RECORDS.

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 binds itself and its successors to warrant the title as against its acts and none other,
subject to the matters set forth.

See Signatures and Notary Acknowledgment Page Attached

Special Warranty Deed - continued

Escrow No.: 40250005-dp

Signatures and Notary Acknowledgment Page

Dated: January 6, 2025

Pecan Cove West Land Group, LLC, an Arizona limited liability company

By: Aspen Peak Investments, LLC

a Nevada limited liability company

Its: Manager

BY:

Darryn Lane
Manager

STATE OF ARIZONA

County of Maricopa

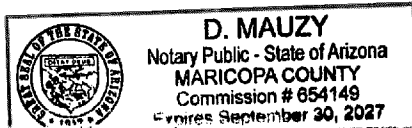
Subscribed and sworn to before me this 17th day of January 2025, by Darryn Lane, Manager of Aspen Peak Investments, LLC, a Nevada limited liability company; Manager of Pecan Cove West Land Group, LLC, an Arizona limited liability company.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

09/30/2027



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-22-8330

BOOK
SPLIT

MAP

PARCEL

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

Pecan Cove West Land Group, LLC

6815 E Rembrandt Ave Ste 115

Mesa, AZ 85212

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

Pecan Cove West Sales Group, LLC

6815 E Rembrandt Ave Ste 115

Mesa, AZ 85212

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

If Yes, state relationship: Related Entities

4. ADDRESS OF PROPERTY:

295 E Mint Ln

San Tan Valley, AZ 85140

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

Pecan Cove West Sales Group, LLC

6815 E Rembrandt Ave Ste 115

Mesa, AZ 85212

(b) Next tax payment due: March 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.

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 17 day of January 20 25

Notary Public

Notary Expiration Date September 30, 2027

DOR FORM 82162 (02/2019)



D. MAUZY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 654149
Expires September 30, 2027

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION

PINAL

FEE NO

2025-007472

RECORD DATE

01/31/2025

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:

\$

117,380

95

11. DATE OF SALE (Numeric Digits):

01 / 2025

Month / Year

12. DOWN PAYMENT

\$

117,380

95

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)

e. ☐ New loan(s) from financial institution:

(1) ☐ Conventional

b. ☐ Barter or trade

(2) ☐ VA

c. ☐ Assumption of existing loan(s)

(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):

Clear Title Agency of Arizona

3035 S Ellsworth Rd Ste 128, Mesa, AZ 85212

(480) 278-8445

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 17 day of January 20 25

Notary Public

Notary Expiration Date September 30, 2027



D. MAUZY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 654149
Expires September 30, 2027

EXHIBIT "A"

LOT 29, OF PECAN COVE WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER
OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2022-124526 OF OFFICIAL RECORDS.

Unofficial