

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

**RECORDING REQUESTED BY:**

Security Title Agency, Inc

DATE/TIME: 02/12/2025 1038

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-010256

**WHEN RECORDED MAIL TO:**

DED Homes LLC, an Arizona limited liability company

Escrow No.: ST76241018M

APN: 402-10-177

Space above this line for Recorder's Use

**WARRANTY DEED**

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

**MD Capital Partners LLC, a Florida limited liability company**

does hereby convey to

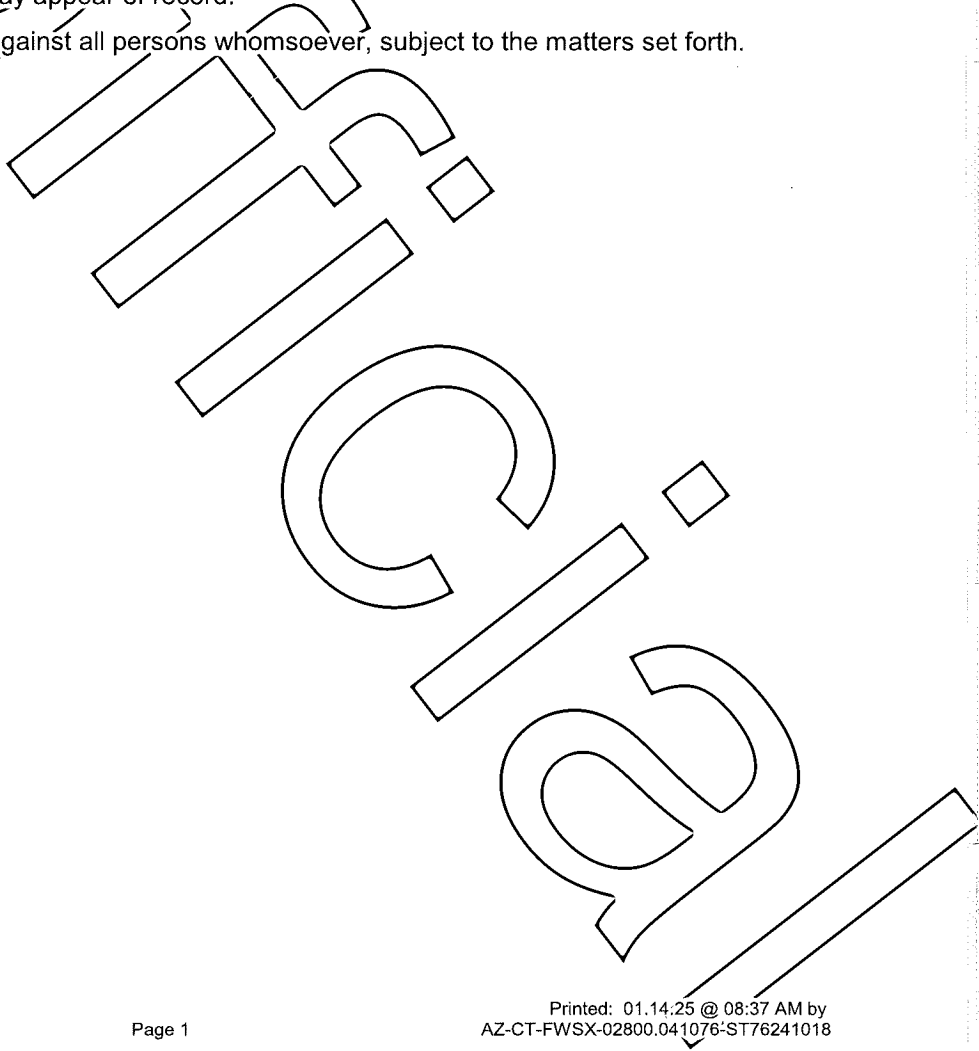
**DED Homes LLC, an Arizona limited liability company**

the following real property situated in County of Pinal, State of 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, covenants, conditions and restrictions as may appear of record.

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



**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: January 2, 2025

MD Capital Partners LLC, a Florida limited liability company

BY: [Signature]  
Mitchel Durfee  
Sole Member

STATE OF Florida  
COUNTY OF Palm Beach

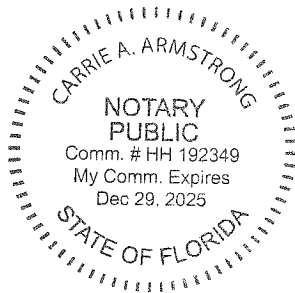
On the 9 day of January 2025, before me, a Notary Public in and for said State, personally appeared Mitchel Durfee the Sole Member of MD Capital Partners LLC, a Florida limited liability company, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal

[Signature]  
Notary Public

My Commission Expires: 12/29/25

(SEAL)



**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: January 2, 2025

MD Capital Partners LLC, a Florida limited liability company

BY: \_\_\_\_\_  
Mitchel Durfee  
Sole Member

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

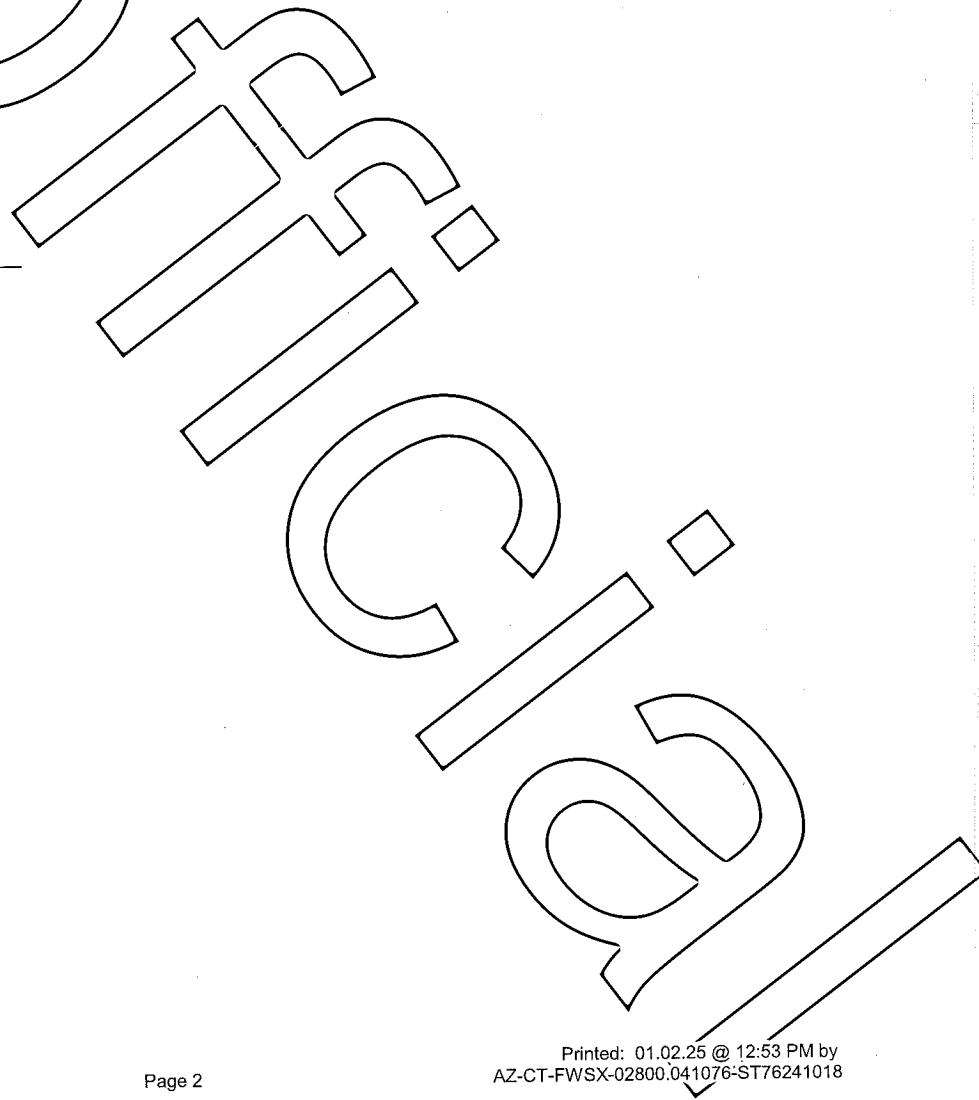
On the \_\_\_\_\_ day of \_\_\_\_\_, before me, a Notary Public in and for said State, personally appeared Mitchel Durfee the Sole Member of MD Capital Partners LLC, a Florida limited liability company, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **402-10-177**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 9, Block E, TOLTEC/ARIZONA VALLEY UNIT EIGHT, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 27.

NOFFICE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-10-177  
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:

MD Capital Partners LLC, a Florida limited liability company

6107 Lauderdale St

Jupiter, FL 33458

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

DED Homes LLC, an Arizona limited liability company

4514 E Bannock St

Phoenix, AZ 85044

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3380 W Romana Dr

Eloy, AZ 85131

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

DED Homes LLC, an Arizona limited liability company

4514 E Bannock St  
Phoenix, AZ 85044

(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.

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 AZ, County of Pinal

Subscribed and sworn to before me this 13 day of Jan, 2025

Notary Public Betty L. Vazquez

Notary Expiration Date 8/21/2026

DOR FORM 82162 (02/2019)



**BETTY L. VAZQUEZ**  
Notary Public - State of Arizona  
PINAL COUNTY  
Commission # 833856  
Expires August 2, 2026

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION  
FEE NO  
RECORD DATE

PINAL  
2025-010256  
02/12/2025

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: \$ 12,000 00

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

12. DOWN PAYMENT \$ 12,000 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
- c.  Assumption of existing loan(s)
- 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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent \_\_\_\_\_

State of AZ, County of Pinal

Subscribed and sworn to before me this 13 day of Jan, 2025

Notary Public Betty L. Vazquez

Notary Expiration Date 8/21/2026



**BETTY L. VAZQUEZ**  
Notary Public - State of Arizona  
PINAL COUNTY  
Commission # 833856  
Expires August 2, 2026

## LEGAL DESCRIPTION

For APN/Parcel ID(s): 402-10-177

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DocuSign