



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 02/12/2025 1230

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-010348

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

AND WHEN RECORDED MAIL TO:

MTV Group LLC
481 N Arizona Ave
Chandler, AZ 85225

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70241386-sd

WARRANTY DEED

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

Stella Rodriguez, an unmarried woman, the GRANTOR

does hereby convey to

MTV Group LLC, an Arizona limited liability company, the GRANTEE,

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

Lot 21, Block 22, NORTH COOLIDGE, AN ADDITION TO COOLIDGE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 3 of Maps, Page 34.

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 does warrant the title against all persons whomsoever, subject to the matters set forth above.

See Signatures and Notary Acknowledgment Page Attached

Warranty Deed - continued

Escrow No.: 70241386-sd

Signatures and Notary Acknowledgment Page

Dated: December 30, 2024


Stella Rodriguez

STATE OF ARIZONA }
COUNTY OF Pinal } SS

Subscribed and sworn to before me this 10th day of February, 20 25, by Stella Rodriguez.

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


Notary Public

My Commission Expires: 10/21/2028



Large diagonal watermark text: "PINAL COUNTY ARIZONA"

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-03-3410 7
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

Stella Rodriguez
330 W Walton Ave
Coolidge, AZ 85128

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:

330 W Walton Ave
Coolidge, AZ 85128

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: April 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

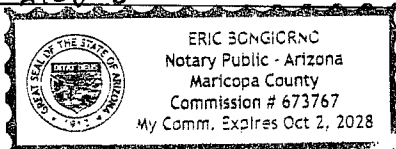
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 10th day of February, 2025

Notary Public

Notary Expiration Date 10/2/2028

DOR FORM 82162 (02/2019)

Stella Rodriguez



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-010348
RECORD DATE 02/12/2025

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: \$ 75,000 00

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

12. DOWN PAYMENT \$ 75,000 00

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: private lender

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
355 E Germann Rd Ste 230, Gilbert, AZ 85297
(480)278-8470

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 11th day of Feb, 2025

Notary Public

Notary Expiration Date

SHANNON DOETSCH 9420

Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 670352
Expires September 4, 2028



EXHIBIT "A"

Lot 21, Block 22, NORTH COOLIDGE, AN ADDITION TO COOLIDGE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 3 of Maps, Page 34.

Northcoolidge