



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

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

DATE/TIME: 02/12/2025 1434
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-010436

AND WHEN RECORDED MAIL TO:
Weslake Properties, LLC
330 W Walton Ave
Coolidge, AZ 85128

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250157-sd

WARRANTY DEED

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

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

does hereby convey to

Weslake Properties, LLC, an Arizona limited liability company, the GRANTEE,

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

Escrow No.: 70250157-sd

Signatures and Notary Acknowledgment Page

Dated: February 10, 2025

MTV Group, LLC

BY:

Kimberly DeArmond
Kimberly DeArmond
Authorized Signor

STATE OF ARIZONA

}
}SS
}

COUNTY OF MARICOPA

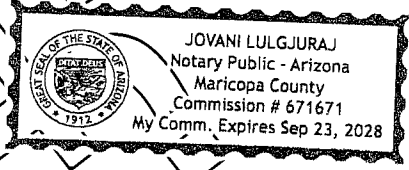
Subscribed and sworn to before me this 12 day of FEBRUARY 2025, by Kimberly DeArmond, who acknowledges to be the Authorized Signor of MTV Group, LLC, an Arizona limited liability company, and as such officer is duly authorized to sign on behalf of the company

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

Jovani Lulgjura

Notary Public

My Commission Expires: 09/23/2028



DUPLICATE

Escrow No.: 70250157-sd

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.com

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-03-3410

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

MTV Group, LLC
481 N Arizona Ave
Chandler, AZ 85225

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

Weslake Properties, LLC
3048 E Baseline Rd Suite 108
Mesa, AZ 85204

(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)

Weslake Properties, LLC
3048 E Baseline Rd Suite 108
Mesa, AZ 85204

(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:

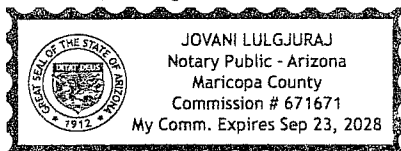
- a. To be used as a primary residence.
 - b. To be rented to someone other than a "qualified family member."
 - c. To be used as a non-primary or secondary residence.
- See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 MARICOPA
Subscribed and sworn to before me on this 12 day of FEBRUARY 2025
Notary Public _____
Notary Expiration Date 09/23/2028

DOR FORM 82162 (02/2019)



COUNTY OF RECORDATION PINAL
FEE NO 2025-010436
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: \$ 176,000 00

11. DATE OF SALE (Numeric Digits): 02 / 2025
Month / Year

12. DOWN PAYMENT \$ 64,000 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 _____, County of _____
Subscribed and sworn to before me on this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____

Signed in Counterpart

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

DOR FORM 82162 (02/2019)

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355 E Germann Rd Ste 230, Gilbert, AZ 85297
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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 February 2025
Notary Public Cy Steinhilber
Notary Expiration Date June 27, 2028

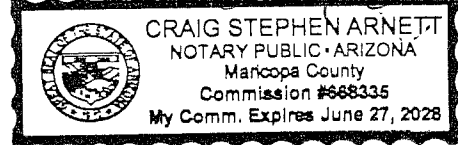


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North Coolidge