



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

Premier Title Agency-Uninsured

When recorded mail to:

AHP Holder, LLC,
an Arizona limited liability company
4148 North Arcadia Drive
Phoenix, Arizona 85018

DATE/TIME: 02/28/2025 0824

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-014836

A-156801

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, Speed Holdings, LLC, an Arizona limited liability company, as to a 20.07735% undivided tenant-in-common interest ("GRANTOR") does hereby convey to AHP Holder, LLC, an Arizona limited liability company ("GRANTEE") Grantor's undivided tenant-in-common interests in and to the real properties situated in Pinal County, Arizona, as (more particularly) described on Exhibit A, attached hereto and incorporated herein by reference ("Property") together with any improvements thereon and all rights privileges, easements, hereditaments, tenements, appurtenances belonging thereto.

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 Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein, and no other, subject to the matters above set forth.

Exempt from the Affidavit pursuant to ARS 11-1134(B)(7)(c)

[signature on the following page]

GRANTOR:

Speed Holdings, LLC,
an Arizona limited liability company

By: [Signature]
Charles Scott Davis,
its sole Member

State of ARIZONA }

County of Maricopa }

ss.

This instrument was acknowledged before me this 26 day of February, 2025 by Charles Scott Davis, as the sole Member of Speed Holdings, LLC, an Arizona limited liability company, on behalf of said company.

By: [Signature]
Notary Public

My Commission Expires: 8-14-2027

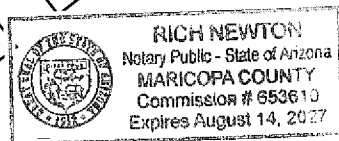


EXHIBIT A
Legal Description of the Property

Lot 91, of TORTOSA-NW PARCEL 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 100.

Lot 1, of TOTOSA-NW PARCEL 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 98.

Lot 51, of MARICOPA MEADOWS PARCEL 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 43 and certificate of correction recorded November 9, 2004 as 2004-091489 of official records.

Lot 248, of ALTERRA NORTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 88.

Premier Title Agency
2910 E Camelback Rd., Suite 100
Phoenix, AZ 85016
Phone: (602) 224-0400
Fax: (602) 794-6522

Date: February 25, 2025

Accommodation #A-156801

**Accommodation Recording Instructions
and
Indemnity, Hold Harmless and Release of Liability Agreement**

To: Premier Title Agency:

The undersigned hand(s) you the following documents and request that you deliver said documents to the Office of the County Recorder of Pinal County, State of Arizona for recording as an accommodation to the undersigned. You are to make no examination of said documents, or of any records, and are not to be concerned with their validity, sufficiency, accuracy or effect on title.

The undersigned agrees to indemnify and hold Company harmless against any and all liabilities, losses, damages, expenses and charges which Company may sustain or incur whether arising from or based on, directly or indirectly, any claim, action, proceeding, judgment, order or process in connection with the recording, failure to record, or other acts undertaken in connection, whether negligent or otherwise.

The undersigned also hereby releases Company of any liability in connection with said documents and acknowledges it is the express purpose and scope of this agreement to relieve Company of any and all liability for any and all acts or failures to act, negligent or otherwise, whether passive or active.

In connection with this indemnity, hold harmless and release of liability agreement, the undersigned understands that 1) protection against acts or failures to act covered by this agreement may be obtained in the form of escrow services and/or title insurance at filed rates, but that undersigned declines these services in connection with said documents; 2) in the absence of such escrow services and/or title insurance Company is unwilling to and would not carry out the requested acts or undertake any action with respect to said documents but for this agreement, and will rely on this agreement in accepting and recording said documents; 3) Company may provide escrow services and/or title insurance whether related or not, and that the acceptance and recording said documents are outside the scope of any such services; 4) the undersigned or others may record documents instead, and that it is not essential that Company accept or record said documents, that Company will derive no benefit from accepting or recording said documents, but that the undersigned will, and that this agreement is freely and voluntarily given in consideration of acceptance and recording, and acceptance and recording is the only consideration for this agreement; 5) this agreement is the sole expression of the intent of the undersigned and Company with respect to said documents; 6) the provisions of this agreement are severable, and in the event any provision is declared unenforceable, the remainder shall remain in full force and effect.

Document	First Party	Second Party	Recording Fee
1. Special Warranty Deed	Speed Holdings, LLC	AHP Holder, LLC	\$30.00

Please make your check payable to Premier Title Agency in the total amount of .

Dated this 26 day of February, 2025.

Speed Holdings, LLC,
an Arizona limited liability company

By: [Signature]
Charles Scott Davis, its Sole Member

Dated this 26 day of February, 2025.

Premier Title Agency

By: [Signature]
Rich Newton, its Commercial Escrow Officer