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FEE: \$30.00
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FEE NUMBER: 2025-017017

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:
Home Pro Repairs and Renovations LLC
21435 E Via Del Rancho Rd
Queen Creek, AZ 85142

Escrow-25-110170

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AGREEMENT FOR SALE

THIS AGREEMENT entered into in triplicate this 21 day of February, 2025 between **Royce K. Madamba and Rachel Gayle Madamba**, husband and wife, Seller, and **Home Pro Repairs and Renovations LLC, an Arizona limited liability company**, as Buyer.

Purchaser, if more than one individual, is taking title as:

- Tenants in Common
- Joint Tenants with Right of Survivorship
- Community Property with Right of Survivorship
- Community Property

WITNESSETH: That Seller, in consideration of the covenants and agreements of Buyer, hereinafter contained, agrees to sell and convey unto Buyer, and Buyer agrees to buy, all that certain real property, together with all and singular the rights and appurtenances thereto in anywise belonging, situate in the County of Pinal, State of Arizona, described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Taxes and other assessments, reservations in patents, easements, right-of-way, encumbrances, covenants, conditions, and restrictions of record.

For the sum of Five Hundred Sixty One Thousand Five Hundred Twenty Seven Dollars and Forty Two Cents, (\$561,527.42) in lawful money of the United States and Buyer agrees in consideration of the premises to pay said sum in the following manner:

\$116,543.91 By deposit into escrow when Purchaser signs this Agreement for Sale

\$444,983.51 Directly to existing first mortgage lender, by regular monthly payments of \$3662.76, or as required by mortgage lender, until the loan is paid in full. Buyer understands that the current first mortgage must be paid in full in order for this Agreement to be satisfied. Upon satisfaction of first mortgage, the Deed from Seller to Buyer shall be recorded providing Buyer with fee title interest.

Additionally, Buyer and Seller further agree to enter into this agreement subject to the existing solar lien. Solar lien shall be transferred to buyer and any and all payments shall be made by Buyer direct to Solar Company. Buyer and Seller agree to cooperate with Solar Company in order to complete this transfer.

SELLER AND BUYER AGREE: All payments under this Agreement shall be made directly to PennyMac hereinafter called the Mortgage Lender. The transfer of rights hereunder are to be made in such manner and accompanied by such documents and instruments as shall be required by the Mortgage Lender, including the payment of its fees and costs. Seller and Buyer, and each of them, promise to pay promptly, and to indemnify and hold harmless WFG National Title Insurance Company and Mortgage Lender, against all costs, damages, attorney's fees, expenses and liabilities which, in good faith and without fault on its part, it may sustain in connection with this Agreement and in connection with any Court Action arising out of this Agreement. In the event Buyer fails to pay any fees and charges as herein provided, the same shall be payable by the Seller upon demand.

The Deed of Seller conveying the herein described property to Buyer, subject to the liens, encumbrances, reservations, restrictions and exceptions affecting the title to said property, has been delivered to the Escrow Agent and shall, as provided by this Agreement, be delivered to Buyer upon the fulfillment of the Buyer's obligation to the Seller hereunder. Buyer hereby acknowledges the Buyer's examination of the said Warranty Deed and of the Preliminary Report for Title Insurance or that the same was examined by Buyer's Attorney and from such examination or examinations the title to said property has been found to be satisfactory.

Buyer shall pay, before they become delinquent, all installments of principal and interest, not delinquent at the date hereof, of Special Improvement Liens against said property, if any, and all taxes and assessments on said property levied subsequent to December 31st, 2024 together with all assessments and other charges of any Water District or Association, if any, not delinquent at the date hereof, and all other charges for or on account of irrigation water or power used in furnishing irrigation water, after the date hereof.

Buyer shall keep the property insured against fire in the amount of the reasonable insurable value thereof, but in no case less than \$444,984.00, in an Insurance Company or (Companies) authorized to do business in the State of Arizona, for the mutual benefit and protection of the parties hereto. Unless otherwise instructed in writing and accepted by the Seller, it shall have no duty or responsibility to attend to the payment of real estate taxes, special assessments or charges levied or assessed against the property and it shall have no duty or responsibility to see that any insurance policy is renewed upon expiration or otherwise kept in force, or to determine the reasonable insurable value of the improvements.

If Buyer fails to pay any such taxes, assessments, charges or premiums for fire insurance or fails to pay any amount due upon or fails to perform any condition or covenant of any Agreement for Sale, Deed of Trust or Mortgage required of Buyer before the same shall have become delinquent, Seller shall have the right, but not the duty, to pay or to procure the same, together with necessary costs and reasonable legal fees, and the amounts so advanced and such repayments thereof shall be secured hereby and shall be repaid to Seller by Buyer upon demand, together with interest thereon, at the rate set forth in the manner of payment, from the date advanced by Seller until repaid, and any payment so made by Seller shall be prima facie evidence of the necessity therefore. If the Escrow Agent is notified, in writing, by the Seller of such advances, it shall not deliver the deed to Buyer until repayment thereof, with interest, shall have been made, together with the applicable fees due to the Seller.

The Buyer agrees to assume all risk of damage to any improvements upon the property or of the taking of any part of the property for public use and further agrees that no such damage or taking shall constitute a failure of consideration, but in case of such damage or taking, all monies received by Seller by reason thereof shall be applied as payment on account of the purchase price of the property, less any sums of money which the Seller may be required to expend in procuring such money or, at the election of the Seller, to the rebuilding or restoration of such improvements. Buyer may enter into possession of said property and continue in such possession for and during the life of this Agreement. Buyer agrees to maintain said property and all improvements thereon in good repair, to permit no waste thereto and to take the same care thereof that a prudent owner would take.

If an action is brought to enforce this Agreement or any provision thereof, the prevailing party in such action, whether plaintiff or defendant, shall be entitled to any award for reasonable Attorneys' fees, in addition to costs of suit.

Should the Buyer breach any covenant or stipulation hereof, the Seller may pursue any available remedy at law or in equity including, but not limited to, an action for: Specific Performance; Foreclosure of this Agreement as a Mortgage (in the manner provided by law for the foreclosure of mortgages upon real property); or for Claims for Relief as set forth in Section 33-749, Arizona Revised Statutes.

Should Buyer default in making any payment hereunder when due, the Seller may elect to enforce a Forfeiture of the Buyers interest in the Subject Property and in this Agreement in the manner set forth in and under the terms and provision of Sections 33-741 through 33-749, Arizona Revised Statutes (and, if applicable, in the manner set forth in the Inception Escrow Instructions for this Agreement).

Further, should default be made in making any payment hereunder when due, Seller may elect to accelerate and to declare the whole sum of principal and interest immediately due and payable and proceed to Foreclose this Agreement pursuant to Section 33-748, Arizona Revised Statutes. In the event of the Completion of a Forfeiture, Buyer shall forfeit any and all rights and interests hereunder in and to the property and appurtenances, and Buyer shall surrender to Seller, forthwith, peaceable possession of the subject property, and shall forfeit to Seller as liquidated damages any and all payments made hereunder, together with any and all improvements placed on or in said property, but this provision shall not affect any other lawful right or remedy of the Seller.

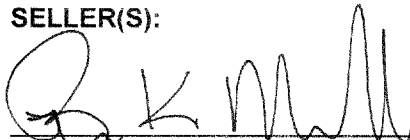
Time is of the Essence of this Agreement.

Whenever the context of this Agreement so requires, words used in the masculine gender include the feminine and neuter, the singular includes the plural, and the plural the singular. Every reference to Seller, Buyer and Mortgage Lender shall be deemed to constitute a reference to all successors in interests or assigns of the party to which reference is made.


All parties represent that they are of legal age. This Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

SELLER(S):



Royce K. Madamba



Rachel Gayle Madamba

BUYER(S):

Home Pro Repairs and Renovations LLC, an Arizona limited liability company

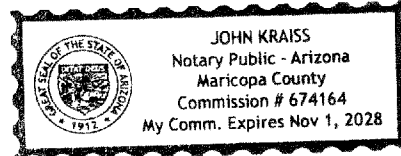
By: **Signed in Counterpart**
Brandon A Patrick, Member

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 21 day of February, 2025 before me, the undersigned, a Notary Public, personally appeared **Royce K. Madamba and Rachel Gayle Madamba** personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
My commission expires: 11/1/25



STATE OF ARIZONA
COUNTY OF MARICOPA

On this _____ day of February, 2025 before me, the undersigned, a Notary Public, personally appeared **Brandon A Patrick, Member of Home Pro Repairs and Renovations LLC, an Arizona limited liability company**, personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
My commission expires: _____

If an action is brought to enforce this Agreement or any provision thereof, the prevailing party in such action, whether plaintiff or defendant, shall be entitled to any award for reasonable Attorneys' fees, in addition to costs of suit.

Should the Buyer breach any covenant or stipulation hereof, the Seller may pursue any available remedy at law or in equity including, but not limited to, an action for: Specific Performance; Foreclosure of this Agreement as a Mortgage (in the manner provided by law for the foreclosure of mortgages upon real property); or for Claims for Relief as set forth in Section 33-749, Arizona Revised Statutes.

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Time is of the Essence of this Agreement.

Whenever the context of this Agreement so requires, words used in the masculine gender include the feminine and neuter, the singular includes the plural, and the plural the singular. Every reference to Seller, Buyer and Mortgage Lender shall be deemed to constitute a reference to all successors in interests or assigns of the party to which reference is made.

All parties represent that they are of legal age. This Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

SELLER(S):

Signed in Counterpart

Royce K. Madamba


Signed in Counterpart

Rachel Gayle Madamba

BUYER(S):

Home Pro Repairs and Renovations LLC, an Arizona limited liability company

By:


Brandon A Patrick, Member

STATE OF ARIZONA
COUNTY OF MARICOPA

On this _____ day of February, 2025 before me, the undersigned, a Notary Public, personally appeared **Royce K. Madamba and Rachel Gayle Madamba** personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Notary Public
My commission expires: _____

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 21 day of February, 2025 before me, the undersigned, a Notary Public, personally appeared **Brandon A Patrick, Member of Home Pro Repairs and Renovations LLC, an Arizona limited liability company**, personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Notary Public
My commission expires: 1/05/29

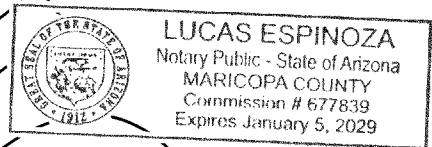


EXHIBIT "A"
LEGAL DESCRIPTION

LOT 162, OF JOHNSON RANCH UNIT 14, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET
E, SLIDE 103.

A.P.N.: 210-54-1620

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-54-1620
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? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
- (3) _____ (4) _____

2. SELLERS NAME & ADDRESS:

Royce K. Madamba and Rachel Gayle Madamba
32157 N. Caspian Way
San Tan Valley, AZ 85143

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

Home Pro Repairs and Renovations LLC, an Arizona limited liability company
21435 E Via Del Rancho Rd
Queen Creek, AZ 85142

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

32157 N Caspian Way
San Tan Valley, AZ 85143

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

Home Pro Repairs and Renovations LLC, an Arizona limited liability company
21435 E Via Del Rancho Rd
Queen Creek, AZ 85142

(b) Next tax payment due March 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 Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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.

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

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.

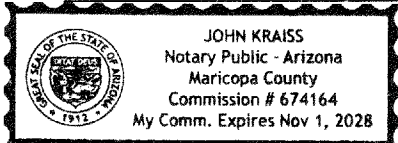
Royce K. Madamba Rachel Gayle Madamba
Signature of Seller/Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 21 day of Feb 2025

Notary Public [Signature]

Notary Expiration Date 11/1/28



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-017017
RECORD DATE 03/06/2025

10. SALE PRICE: \$561,527.42

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

12. DOWN PAYMENT \$ 116,543.91 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional (2) VA
c. Assumption of existing loan(s) (3) FHA f. Other financing; Specify:
d. Seller Loan (Carryback) Agreement for Sale

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 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):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signed in Counterpart

Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ___ day of ___ 20__.

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

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(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

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See reverse side for definition of a "primary residence" or "family member."

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box)

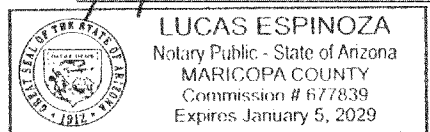
- (a) Warranty Deed
- (b) Special Warranty Deed
- (c) Joint Tenancy Deed
- (d) Contract or Agreement
- (e) Quit Claim Deed
- (f) Other

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.

Signed in Counterpart

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

Signature of Buyer/Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 21 day of Feb, 2025
Notary Public _____
Notary Expiration Date 1/05/29



FOR RECORDER'S USE ONLY

10. SALE PRICE: \$561,527.42

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

12. DOWN PAYMENT \$ 116,543.91 00

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- b. Barter or trade
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- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution: (1) Conventional (2) VA (3) FHA
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SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

LOT 162, OF JOHNSON RANCH UNIT 14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 103.

JOHNSON RANCH