

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 03/14/2025 1447

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-019562

RECORDING REQUESTED BY:

Security Title Agency, Inc

WHEN RECORDED MAIL TO:

Nova-Gic, LLC, a California limited liability company
3280 Rogue River Drive
Chico, CA 95973

Escrow No.: ST76250200S

APN: 402-20-4550, 402-20-4560, 402-20-4570,
402-20-4580, 402-20-4690, 402-20-4700,
402-20-4910, 402-20-4920, 402-20-6040
and 402-20-6080

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,

Covgee, LLC, an Arizona limited liability company

does hereby convey to

Nova-Gic, LLC, a California 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: March 14, 2025

Covgee, LLC, an Arizona limited liability company

BY:

Adeolu Aderoju
member/manager

BY:

Oluwatoni Aderoju
member/manager

STATE OF Arizona

COUNTY OF Pinal

On the 14th day of March, 2025, before me, a Notary Public in and for said State, personally appeared Adeolu Aderoju and Oluwatoni Aderoju, as managers and members of Covgee, LLC, an Arizona 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: 10/13/2028

(SEAL)

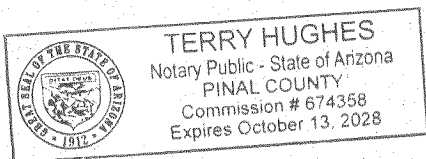


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **402-20-4550, 402-20-4560, 402-20-4570, 402-20-4580, 402-20-4690, 402-20-4700,
402-20-4910, 402-20-4920, 402-20-6040 and 402-20-6080**

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

Lot(s) 7, 8, 9, 10, 21 and 22, Block DD, Lot(s) 3 and 4, Block EE and Lot(s) 36 and 40, Block GG of Toltec/Arizona
Valley Unit Twelve, according to Book 15 of Maps, Page 22, records of Pinal County Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-20-4550

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? 9

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

(1) 402-20-4560

(3) 402-20-4580

(2) 402-20-4570

(4) see attached Exhibit "B"

2. SELLER'S NAME AND ADDRESS:

Covgee, LLC, an Arizona limited liability company

1298 E. Avenida Ellena

Casa Grande, AZ 85122

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

Nova-Gic, LLC, a California limited liability company

3280 Rogue River Drive

Chico, CA 95973

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

10 Lot(s) see Exhibit A in Title Docs

Eloy, AZ 85131

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

Nova-Gic, LLC, a California limited liability company

3280 Rogue River Drive

Chico, CA 95973

(b) Next tax payment due 10/1/2025

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 14 day of March 20 25

Notary Public

Notary Expiration Date 10/13/2028

DOR FORM 82162 (02/2019)



TERRY HUGHES
Notary Public - State of Arizona
PINAL COUNTY
Commission # 674358
Expires October 13, 2028

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2025-019562
03/14/2025

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:

\$

43,890 00

11. DATE OF SALE (Numeric Digits): 03 / 2025

Month / Year

12. DOWN PAYMENT

\$

43,890 00

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)

e. ☐ New loan(s) from financial institution:

b. ☐ Barter or trade

(1) Conventional

c. ☐ Assumption of existing loan(s)

(2) VA

d. ☐ Seller Loan (Carryback)

(3) FHA

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 14 day of March 20 25

Notary Public

Notary Expiration Date 10/13/2028



TERRY HUGHES
Notary Public - State of Arizona
PINAL COUNTY
Commission # 674358
Expires October 13, 2028

EXHIBIT "B"

LEGAL DESCRIPTION

For APN/Parcel ID(s): ~~402-20-4550, 402-20-4560, 402-20-4570, 402-20-4580, 402-20-4690, 402-20-4700,~~
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