



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 03/18/2025 0828

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-020062

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
RAAZGC LLC  
920 Waco Way  
Poplar Grove, IL 61065

WARRANTY DEED

File No. 240-6343552 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Kevin Buchanan Griffiths, an unmarried man**, the GRANTOR does hereby convey to

**RAAZGC LLC, an Arizona limited liability company**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

Lot 14, of TESORO TOWNHOMES, according to the plat of record in the office of The County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 95 and Affidavit of Correction Recorded as 2010-022882, of Official Records.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 240-6343552 (ckm)  
A.P.N.: 108-10-0140.4

Warranty Deed - continued

DATED: January 30, 2025

  
\_\_\_\_\_  
Kevin Buchanan Griffiths

STATE OF \_\_\_\_\_ )


County of Maricopa ) ss.

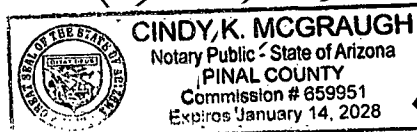
On 31, 2025, before me, the undersigned Notary Public, personally appeared **Kevin Buchanan Griffiths**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

1/14/2028

  
\_\_\_\_\_  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 108-10-0140 4  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Kevin Buchanan Griffiths  
28 Stage Coach Road  
Rocky View Ranch, AB T4A-0P4

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

RAAZGC LLC  
 920 Waco Way  
 Poplar Grove, IL 61065

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

4. ADDRESS OF PROPERTY:

10164 East Dinosaur Ridge Road  
Gold Canyon, AZ 85118

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

RAAZGC LLC  
 920 Waco Way  
 Poplar Grove, IL 61065

(b) Next tax payment due 10/2025

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.  Agriculture
- 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 AZ County of Pinal  
 Subscribed and sworn to before me on this 10th day of March 2025  
 Notary Public Cindy K. McGraugh  
 Notary Expiration Date 11/14/2028

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2025-020062  
 RECORD DATE 03/18/2025

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: \$400,000.00 00  
 11. DATE OF SALE (Numeric Digits): 02 / 2025 Month/Year  
 12. DOWN PAYMENT \$0.00 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: \_\_\_\_\_

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:  
\$0.00 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

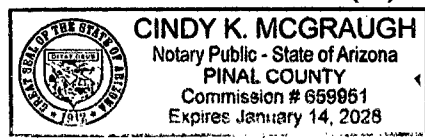
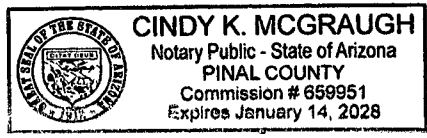
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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):  
RAAZGC LLC  
920 Waco Way  
Poplar Grove, IL 61065

18. LEGAL DESCRIPTION (attach copy if necessary):  
See Attached

Signature of Buyer / Agent Kevin Buchanan Griffiths  
 State of AZ County of Pinal  
 Subscribed and sworn to before me on the 18th day of March 2025  
 Notary Public Cindy K. McGraugh  
 Notary Expiration Date 11/14/2028



**EXHIBIT 'A'**

File No.: **240-6343552 (ckm)**

Property: **10164 East Dinosaur Ridge Road, Gold Canyon, AZ 85118**

**Lot 14, of TESORO TOWNHOMES, according to the plat of record in the office of The County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 95 and Affidavit of Correction Recorded as 2010-022882, of Official Records.**

**A.P.N. 108-10-0140 4**

TESORO  
Affidavit  
C  
S