



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 03/19/2025 1201  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-020582

**Recording Requested By;**  
Title Clearing Agency, LLC

**After Recording Return to:**  
Cowboy Dan, LLC  
2913 N 82nd Street  
Scottsdale, AZ 85251

TCE-404178-AZ

## SPECIAL WARRANTY DEED

For the consideration, of **TWO HUNDRED, ELEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 CENTS (\$211,500.00)** and other valuable consideration,

**U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V**, Grantor, whose mailing address is: 425 S Financial Pl, Ste 2000, Chicago, IL 60605

Does hereby convey to

**Cowboy Dan, LLC**, Grantee, whose mailing address is: 2913 N 82nd Street, Scottsdale, AZ 85251,

The real property situates in the County of, Pinal, State of Arizona:

**SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF:**

Property Street Address: 1237 N Main Dr, Apache Junction, AZ 85120

Parcel No.: 100-35-0540

**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.

Grantor hereby warrants to the Grantee(s) that title to the subject property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject property. This limited warranty is binding upon the Grantee, its successors and assigns.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Dated this 6 day of March, 2025.

**U.S. BANK NATIONAL ASSOCIATION NOT  
IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR RMTP TRUST,  
SERIES 2021-BKM-TT-V \***

**\*By: Fay Servicing, LLC, its Attorney-in-Fact \*\***

By: [Signature]

Name: Justin Warnack

Title: Assistant Secretary

\*\*POA recorded concurrently here with.

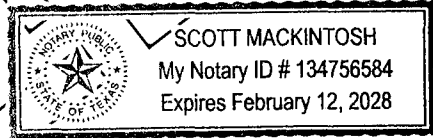
STATE OF Texas )

COUNTY OF Dallas )

Before me, the undersigned, a Notary Public, in and for said County and State, before me by means of  physical presence or  online notarization, [Signature] (name) as Asst. Secretary (title) free and voluntary act and deed of said Fay Servicing, LLC, for the uses and purposes therein set forth. \*U.S Bank National Association not in its individual capacity but solely as trustee for RMTP Trust, Series 2021-BKM-TT-V  
Given under my hand and seal the day and year last above written.

[Signature]  
Notary Public

My Commission Expires: 2/12/28



**DUPLICATE**

**EXHIBIT "A"**

TCE-404178-AZ

HEREIN CALLED GRANTEE, THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN PINAL, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP ONE (1) NORTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 103 FEET THEREOF; AND

EXCEPT THE WEST 33 FEET THEREOF; AND

EXCEPT THEREFROM ALL OIL, GAS, AND OTHER MINERAL DEPOSITS AS RESERVED IN THE UNITED STATES PATENT RECORDED IN DOCKET 200, PAGE 83.

FOR INFORMATIONAL PURPOSES ONLY:  
MORE COMMONLY KNOWN AS  
1237 N MAIN DR APACHE JUNCTION, AZ 85120  
PARCEL NO. 100-35-0540

For information purposes on only, Street Address: 1237 N Main Dr, Apache Junction, AZ 85120

COUNTY OF RECORDATION PINAL  
FEE NO 2025-020582  
RECORD DATE 03/19/2025

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 100 - 35 - 0540 -  
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:  
RMTP Trust, Series 2021 BKM-TT-V  
425 S Financial Pl., Ste 2000  
Chicago, IL 60605

3. (a) BUYER'S NAME AND ADDRESS:  
Cowboy Dan, LLC  
20334 E. Maya Rd.  
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:  
1237 N Main Dr  
Apache Junction, AZ 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Cowboy Dan, LLC  
20334 E Maya Rd  
Queen Creek, AZ 85142

(b) Next tax payment due 5/1/2025

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  
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.

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: \$ 211,500 00

11. DATE OF SALE (Numeric Digits): 03/25  
Month / Year

12. DOWN PAYMENT \$ 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)

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: N/A

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:

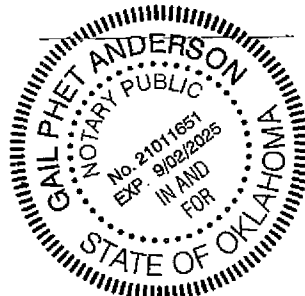
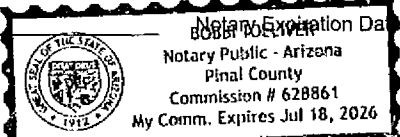
17. PARTY COMPLETING AFFIDAVIT: (Name, Address, Phone Number):  
Kendall Basore/Title Clearing & Escrow, LLC  
6102 S Memorial Dr  
Tulsa, OK 74133

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

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 Oklahoma, County of Tulsa  
Subscribed and sworn to before me on this 19th day of March 2025  
Notary Public  
Notary Expiration Date 9/2/25  
DOR FORM 82162 (02/2019)

Signature of Buyer / Agent  
State of ARIZONA, County of PINAL  
Subscribed and sworn to before me on this 18th day of March 2025  
Notary Public  
Notary Expiration Date 7-8-26



**EXHIBIT "A"**

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MORE COMMONLY KNOWN AS

1237 N MAIN DR APACHE JUNCTION, AZ 85120

PARCEL NO. 100-35-0540

BEING THE SAME PROPERTY AS CONVEYED TO U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V FROM MICHELLE GHIDOTTI-GONSALVES, ATTORNEY AT LAW, AS DULY APPOINTED TRUSTEE BY THAT DEED DATED 11/21/2024 AND RECORDED 11/26/2024 IN INSTRUMENT NUMBER: 2024-091305 IN THE PINAL COUNTY RECORDS.

PARCEL ID(S): 100-35-0540