



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/01/2025 12:13

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-025309

Recorded at the request of *Clear Title Agency of Arizona*

**AND WHEN RECORDED MAIL TO:**

Ronix Holdings LLC  
4365 E Pecos Rd Ste 108  
Gilbert, AZ 85295

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250228-kb

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**William W. Phelps, as Trustee of The William W. Phelps Living Trust, U/A dated November 3, 2022,**  
the GRANTOR

does hereby convey to

**Ronix Holdings LLC, an Arizona limited liability company, the GRANTEE,**

the following real property situated in **PINAL** County, Arizona:

Lot 70, of PHASE II PARCEL 9, at RANCHO EL DORADO, according to Cabinet E, Slide 11, records of Pinal County, Arizona.

***Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.***

**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.

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

**See Signatures and Notary Acknowledgment Page Attached**

Escrow No.: 70250228-kb

Signatures and Notary Acknowledgment Page

Dated: February 26, 2025

The William W. Phelps Living Trust, U/A dated November 3, 2022

BY: [Signature]  
William W. Phelps  
Trustee

STATE OF ARIZONA

COUNTY OF PINAL

}  
} SS

Subscribed and sworn to before me this 28<sup>th</sup> day of MARCH 20 25, by William W. Phelps, who acknowledges to be the Trustee of The William W. Phelps Living Trust, U/A dated November 3, 2022, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public: DINAH FERNANDEZ

My Commission Expires: AUG. 21, 2027



*[Large diagonal watermark text: "PINAL COUNTY ARIZONA"]*

Escrow No.: 70250228-kb

**BENEFICIARY DISCLOSURE**

The undersigned, , being the Trustee(s) of the The William W. Phelps Living Trust, U/A dated November 3, 2022, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME:

William W. Phelps

ADDRESS:

42067 W. Arrow St, Maricopa, AZ 85128

NAME:

ADDRESS:

NAME:

ADDRESS:

Date:

7-29-25

The William W. Phelps Living Trust; U/A dated November 3, 2022

BY:

[Signature]

William W. Phelps  
Trustee

*Large diagonal watermark text: "WARRANTY DEED"*

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 512-02-2820

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? 0

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS**

William W. Phelps, as Trustee of The William W. Phelps Living Trust, U/A dated November 3, 2022

42067 W Anne Ln  
Maricopa, AZ 85138

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

Ronix Holdings LLC  
4365 E Pecos Rd Ste 108  
Gilbert, AZ 85295

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

**4. ADDRESS OF PROPERTY:**

42067 W Anne Ln  
Maricopa, AZ 85138

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

Ronix Holdings LLC  
4365 E Pecos Rd Ste 108  
Gilbert, AZ 85295

(b) Next tax payment due: October 1, 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.  Agricultural
- 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.

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

DOR FORM 82162 (02/2019)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-025309  
RECORD DATE 04/01/2025

**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:** \$ 240,000 00

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

**12. DOWN PAYMENT** \$ 0 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: Private Lender

**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):**

Clear Title Agency of Arizona  
355 E Germann Rd Ste 230, Gilbert, AZ 85297  
(480)278-8470

**18. LEGAL DESCRIPTION (attach copy if necessary):**

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 1 day of April 2025

Notary Public

Notary Expiration Date Sept. 7, 2028



SHANNON DOETSCH  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 670352  
Expires September 4, 2028

**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY

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U/A dated November 3, 2022

42067 W Anne Ln

Maricopa, AZ 85138

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Ronix Holdings LLC

4365 E Pecos Rd Ste 108

Gilbert, AZ 85295

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Signature of Seller / Agent

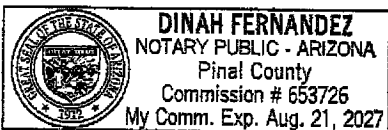
State of ARIZONA County of PINAL

Subscribed and sworn to before me on this 28 day of MARCH 20 25

Notary Public

Notary Expiration Date Nov. 21, 2027

DOR FORM 82162 (02/2019)



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

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Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public

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Signed in Counterpart

**EXHIBIT "A"**

Lot 70, of PHASE.II PARCEL 9, at RANCHO EL DORADO, according to Cabinet E, Slide 11, records of Pinal County, Arizona.

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