



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:

Navi Title Agency, LLC

AND WHEN RECORDED MAIL TO:

Sun Devil 94 Properties LLC
267 W Amherst St
San Tan Valley, AZ 85143

DATE/TIME: 04/07/2025 1332

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-026931

ESCROW NO.: **300-06189-KS**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Daniel Bobik, a married man, as his sole and separate property

do/does hereby convey to

Sun Devil 94 Properties LLC, an Arizona Limited Liability Company

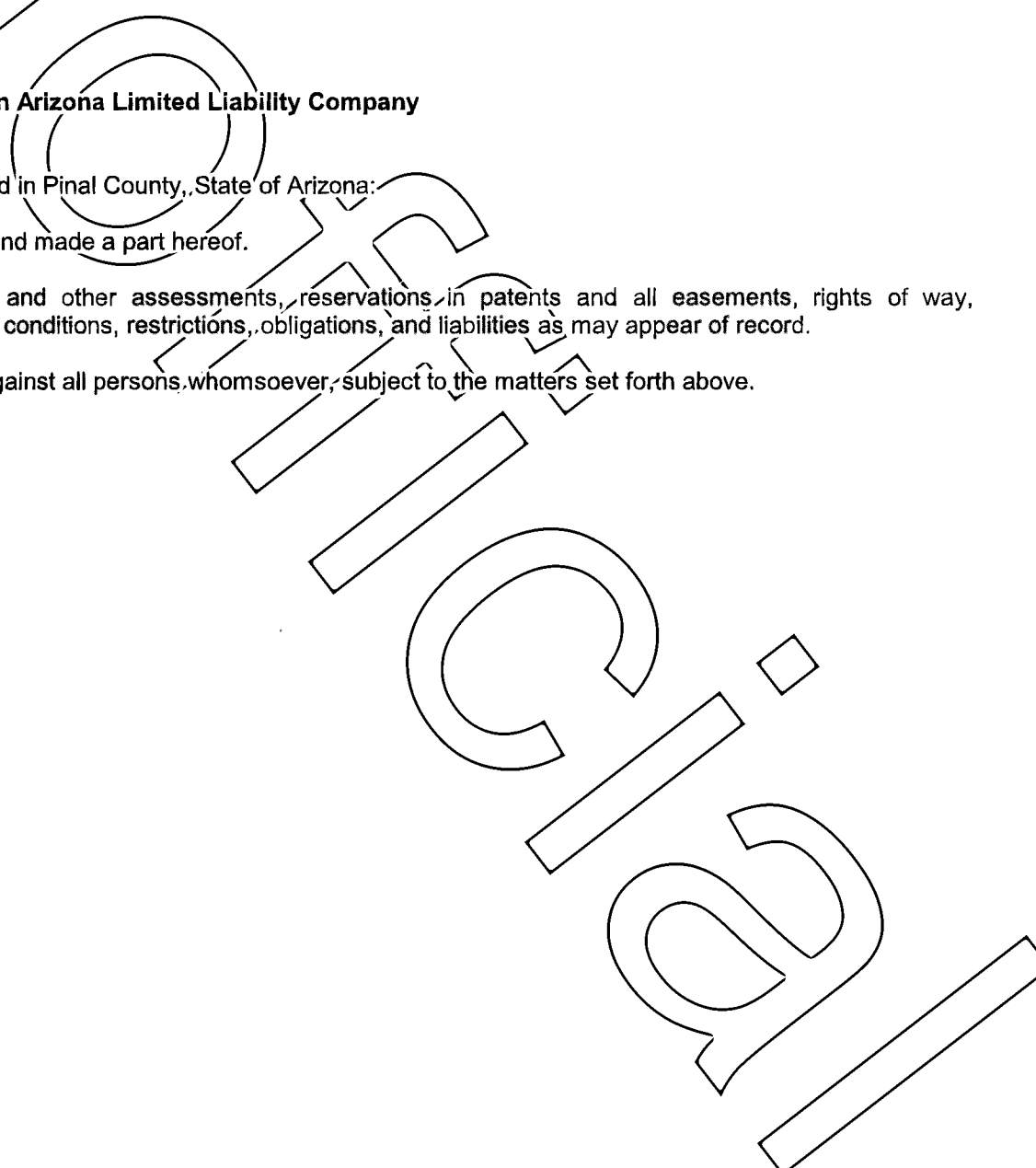
the following real property situated in Pinal County, State of Arizona:

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, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 27, 2025



GRANTOR(S):

Daniel Bobik

STATE OF ARIZONA

COUNTY OF MARICOPA

On APRIL 3RD 2020, before me, the undersigned Notary Public, personally appeared Daniel Bobik, 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 his/her/their signature(s) on the instrument 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: 3/15/21

[Signature]
Notary Public



[Large diagonal watermark text: 'ARIZONA' and 'MARICOPA']

EXHIBIT "A"

LOT 97, OF WHITEWING AT SAN TAN MAGMA, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE
192, RECORDS OF PINAL COUNTY, ARIZONA

Whitewing

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-026931
 RECORD DATE 04/07/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-29-197

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
Daniel Bobik
See #4
AZ

3. (a) BUYER'S NAME AND ADDRESS:
Sun Devil 94 Properties LLC
5260 S Ashley Dr
Chandler, AZ 85249

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

4. ADDRESS OF PROPERTY:
267 W Amherst St
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Sun Devil 94 Properties LLC
267 W Amherst St
San Tan Valley, AZ 85143

(b) Next tax payment due: October 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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:

To be used as a primary residence.
 To be rented to someone other than a "qualified family member."
 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 _____
 Signature of Seller / Agent Counterpart

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

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

a. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other:

10. SALE PRICE: \$ 875,000 00

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

12. DOWN PAYMENT \$ 175,000 00

13. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input checked="" type="checkbox"/> New loan(s) from financial institution: (1) <input checked="" type="checkbox"/> Conventional (2) <input type="checkbox"/> VA (3) <input type="checkbox"/> FHA
b. <input type="checkbox"/> Barter or trade	f. <input type="checkbox"/> Other financing; Specify: _____
c. <input type="checkbox"/> Assumption of existing loan(s)	
d. <input type="checkbox"/> 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: _____

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):
Navi Title Agency, LLC.
365 E. Germann Rd. Ste. 270
Gilbert, AZ 85297

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent _____
 State of AZ, County of Maricopa

Subscribed and sworn to before me on this 7 day of April 2025

Notary Public _____

Notary Expiration Date 5/20/27



AFFIDAVIT OF PROPERTY VALUE

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Primary Parcel: 210-29-197
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 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) N/A (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Daniel Bobik
See #19
AZ

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

Sun Devil 94 Properties LLC
5260 S. Ashley Drive
Chandler, AZ 85249

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

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San Tan Valley, AZ 85143

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- 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: _____

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Signature of Seller / Agent _____
 State of ARIZONA, County of MARICOPA
 Subscribed and sworn to before me on this 3 day of APRIL 20 25
 Notary Public _____
 Notary Expiration Date 3/15/27



FOR RECORDER'S USE ONLY

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: \$ 875,000 00

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

12. DOWN PAYMENT \$ 175,00 0 00

13. METHOD OF FINANCING:

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 (3) FHA
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 Subscribed and sworn to before me on this _____ day of _____ 20 _____
 Notary Public _____
 Notary Expiration Date _____

Signed in

Counterpart

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