

RECORDING REQUESTED BY:
Magnus Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/15/2025 1319
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-029421

AND WHEN RECORDED MAIL TO
Peter Wirch and Jennifer Wirch
2541 East Toledo Court
Gilbert, AZ 85295

ESCROW NO.: 835-30662-KD

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Val Vista Estates Unit II LLC, an Arizona Limited Liability Company

do/does hereby convey to
Peter Wirch and Jennifer Wirch, husband and wife, as community property with rights of survivorship
the following real property situated in Pinal County, 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.

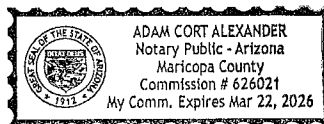
Dated 14 day of April, 2025
Val Vista Estates Unit II LLC, an Arizona Limited Liability Company
By: [Signature]
Terry Brodtkin, Member -Manager

State of Arizona
County of Maricopa

On 14 April 2025, before me, the Undersigned, a Notary Public in and for said County and State,
personally appeared Val Vista Estates Unit II LLC 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 the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

[Signature]
Exp 3-22-2020

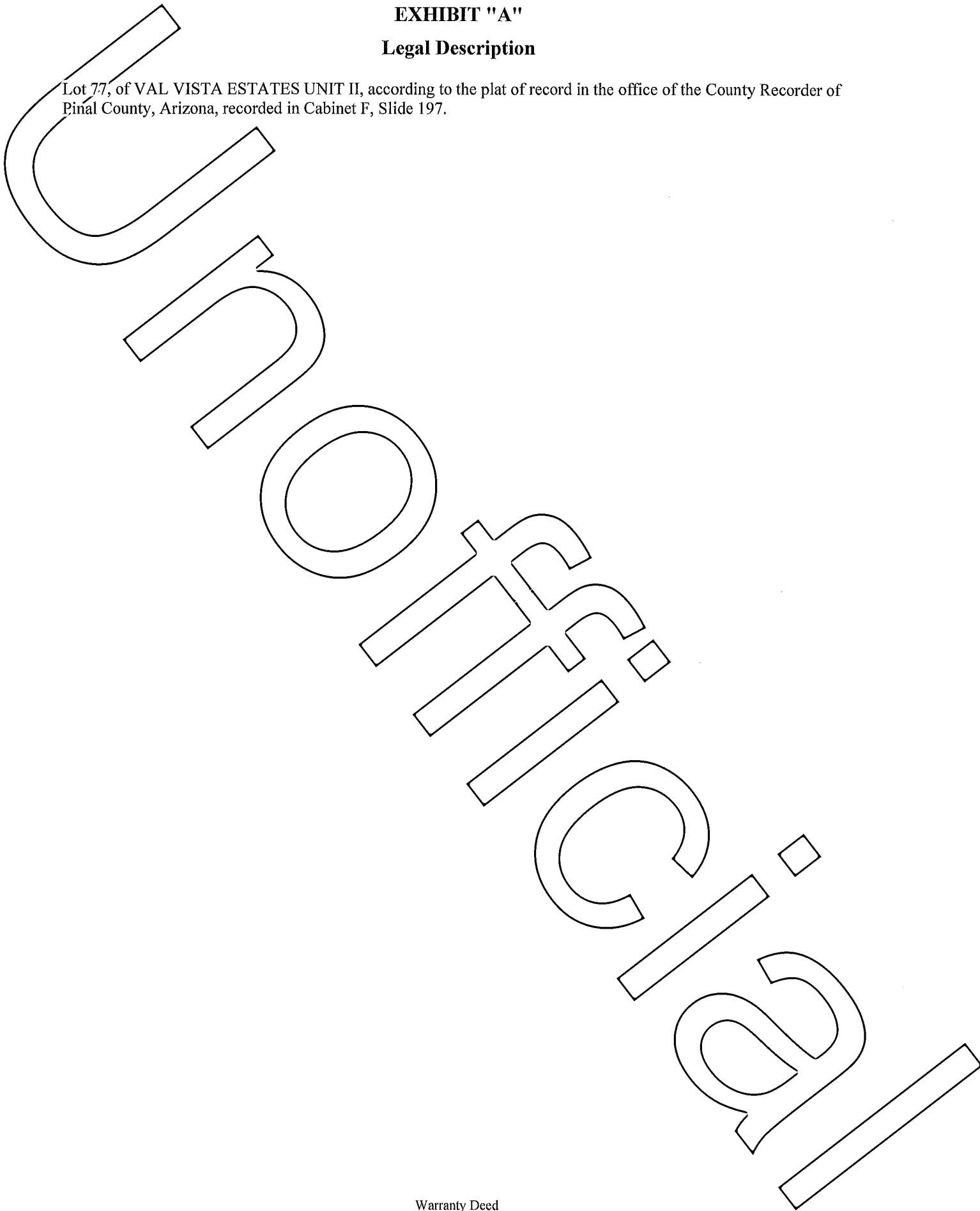


FOR NOTARY SEAL OR STAMP

EXHIBIT "A"

Legal Description

Lot 77, of VAL VISTA ESTATES UNIT II, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 197.



ESCROW NO.: 835-30662-KD

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Peter Wirch and Jennifer Wirch, husband and wife, as community property with rights of survivorship each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

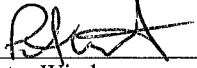
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated, 04-14-2025, and executed by Val-Vista Estates Unit II LLC, as Grantors, to Peter Wirch and Jennifer Wirch, as Grantees, and which conveys certain premises described as:

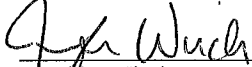
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

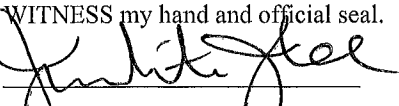
Dated: April 10, 2025


Peter Wirch


Jennifer Wirch

State of Arizona
County of Maricopa

On 04-14-2025, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Peter Wirch and Jennifer Wirch 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


FOR NOTARY SEAL OR STAMP



JYMELITA J. LEE
Notary Public - Arizona
Maricopa Co. / #668435
Expires 05/15/2028

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-41-1770
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) (2)
(3) (4)

2. SELLER'S NAME AND ADDRESS:

Val Vista Estates Unit II LLC
851 E. Indian Bend Rd. #103
Scottsdale AZ 85250

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

Peter Wirch and Jennifer Wirch
2541 East Toledo Court
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

8768 North Black Butte Court
Casa Grande, AZ 85194

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

Peter Wirch and Jennifer Wirch
2541 East Toledo Court
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 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-029421
RECORD DATE 04/15/2025

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: \$ 110,000.00

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

12. DOWN PAYMENT \$ 110,000.00

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:

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
Phone: 480-682-0220

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Arizona, County of Maricopa

Subscribed and sworn to before me on this 14th day of April 2025

Notary Public

Notary Expiration Date 05-15-2028



JYMELITA J. LEE
Notary Public - Arizona
Maricopa Co. / #668435
Expires 05/15/2028

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14th day of April 2025

Notary Public

Notary Expiration Date 05-15-2028



JYMELITA J. LEE
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