



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 05/08/2025 1640

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-037299

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

**AND WHEN RECORDED MAIL TO:**

Weslake Properties, LLC  
3048 E. Baseline Rd Suite 108  
Mesa, AZ 85204

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250519-kb

**WARRANTY DEED**

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

**Fireproof Capital, LLC, an Arizona limited liability company, the GRANTOR**

does hereby convey to

**Weslake Properties, LLC, an Arizona limited liability company, the GRANTEE,**

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

**See Signatures and Notary Acknowledgment Page Attached**



Warranty Deed - continued

Escrow No.: 70250519-kb

**EXHIBIT A**

LOT 15, OF THE COTTONWOODS, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 7.

HomeLife

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-15-0250

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

Fireproof Capital, LLC  
1917 S Signal Butte Rd, Suite 101-189  
Mesa, AZ 85209

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

Weslake Properties, LLC  
3048 E Baseline Rd Suite 108  
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:

834 W Cholla St  
Casa Grande, AZ 85122

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

Weslake Properties, LLC  
3048 E Baseline Rd Suite 108  
Mesa, AZ 85204

(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 2025-037299  
RECORD DATE 05/08/2025

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: \$ 270,000 00

11. DATE OF SALE (Numeric Digits): 05 / 2025  
Month / Year

12. DOWN PAYMENT \$ 78,000 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.

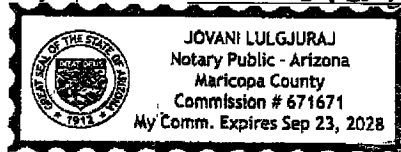
Signature of Buyer / Agent \_\_\_\_\_

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 8 day of MAY 2025

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

Notary Expiration Date 09-23-2028



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

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c.  Joint Tenancy Deed f.  Other:

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d.  Seller loan (Carryback) (3)  FHA  
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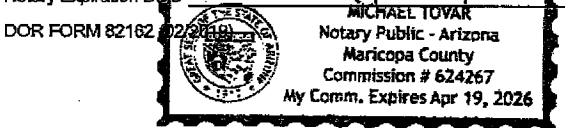
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THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_ County of Maricopa  
Subscribed and sworn to before me on this May day of 2025  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

Signature of Buyer / Agent \_\_\_\_\_  
State of \_\_\_\_\_ County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



Signed in Counterpart

**EXHIBIT "A"**

LOT 15, OF THE COTTONWOODS, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 7.

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