



DATE/TIME: 05/09/2025 1512  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-037694

**EXCLUSIVE TITLE AGENCY**

Recording requested by:  
Exclusive Title Agency, LLC

After Recording Return To:  
Adan Valdez Gonzalez  
833 West Cholla Street  
Casa Grande, AZ 85122

File Number: 6070-080-RP

1573

**Warranty Deed**

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

**Unicorn Real Estate, LLC, an Arizona Limited Liability Company**

("Grantor") do/does hereby convey to

**Adan Valdez Gonzalez, an unmarried man**

("Grantee") the following real property situated in Pinal, ARIZONA:

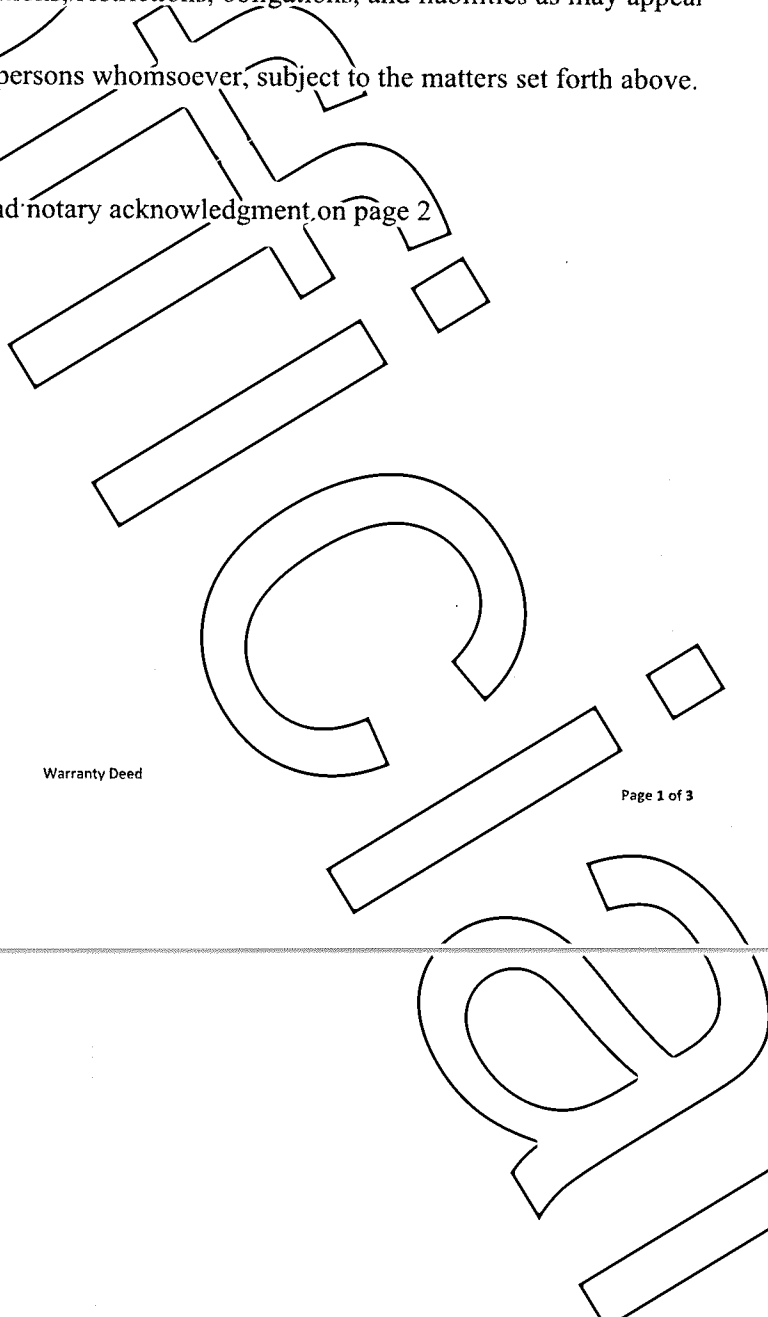
See attached Exhibit A attached hereto and made a part hereof.

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: 05/07/2025

See signature page and notary acknowledgment on page 2



Unicorn Real Estate, LLC, an Arizona Limited Liability Company

By: [Signature]  
Daniel Bank, Manager

By: [Signature]  
Heidi Hao, Manager

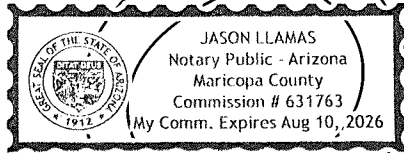
STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 07 day of MAY, 2025, before me personally appeared Daniel Bank and Heidi Hao, Managers of Unicorn Real Estate, LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)

[Affix Seal Here]

[Signature]  
Notary Public



**FOR SALE**

**EXHIBIT A**

LOT-22, OF THE COTTONWOODS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET D, SLIDE 7.

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**  
  
COUNTY OF RECORDATION PINAL  
FEE NO 2025-037694  
RECORD DATE 05/09/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 504 - 15 - 032 - 0  
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:  
Unicorn Real Estate, LLC  
1635 West Lantana Court  
Chandler, AZ 85248

3. (a) BUYER'S NAME AND ADDRESS:  
Adan Valdez Gonzalez  
5151 East Guadalupe Road #1039  
Phoenix, AZ 85044  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
833 West Cholla Street  
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Adan Valdez Gonzalez  
833 West Cholla Street  
Casa Grande, AZ 85122  
(b) Next tax payment due 10/01/25

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.

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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

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: \$ 310,000.00 **00**

11. DATE OF SALE (Numeric Digits): 5 / 25  
Month / Year

12. DOWN PAYMENT \$ 5,615.00 **00**

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller Loan (Carryback) (3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_

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: NA

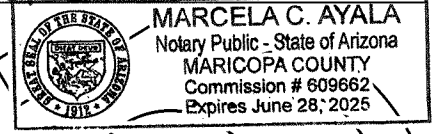
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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:  
NA

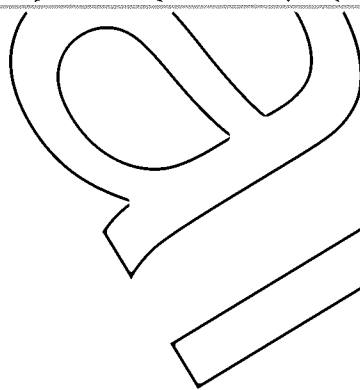
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
EXCLUSIVE TITLE AGENCY  
17505 N. 79TH AVE, SUITE 403  
GLENDALE, AZ 85308

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 9 day of may 2025  
Notary Public \_\_\_\_\_  
Notary Expiration Date 06/28/25



SIGNED IN COUNTY PARTY



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504 - 15 - 032 - 0  
BOOK MAP PARCEL SPLIT

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1635 West Lantana Court  
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Adan Valdez Gonzalez  
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- 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: \_\_\_\_\_

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: 305,000 HPT

10. SALE PRICE: \$ 310,000.00 00

11. DATE OF SALE (Numeric Digits): 05 / 25  
Month / Year

12. DOWN PAYMENT \$ 5,615.00 00

13. METHOD OF FINANCING:

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- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial Institution:  
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(2)  VA  
(3)  FHA
- f.  Other financing; Specify: \_\_\_\_\_

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\$                      00 AND  
briefly describe the Personal Property: NA

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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- (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:  
NA

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

EXCLUSIVE TITLE AGENCY  
17505 N 79TH AVE, SUITE 403  
GLENDALE, AZ 85308

18. LEGAL DESCRIPTION (attach copy if necessary):

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Signature of Seller / Agent \_\_\_\_\_

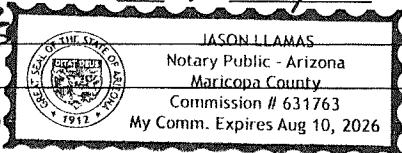
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 07 day of May 2025

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

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (02/2019)



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

State of Arizona, County of Maricopa

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

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

Notary Expiration Date \_\_\_\_\_

SIGNED IN COURT PRESENCE

ES

**EXHIBIT "A"**  
**Legal Description**

LOT 22, OF THE COTTONWOODS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET D, SLIDE 7.

