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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

Recording Requested By

Name: **COVGEE LLC**
Address: **1298 E. AVENIDA ELLENA
AVENUE, CASA GRANDE,**
State: **ARIZONA** Zip Code: **85122**

DATE/TIME: 05/12/2025 1227
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-038015

After Recording Return To

Name: **ANUOLUWA SAJO**
Address: **11334 W. BUCHANAN ST.,
AVONDALE, AZ, 85323**
State: **ARIZONA** Zip Code: **85323**

Space Above This Line for Recorder's Use

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, We/I, **COVGEE LLC**, an Arizona Limited Liability Company, hereinafter called the Grantor, does hereby convey unto **Anuoluwa Sajo**, hereinafter called the grantee, all right, title, interest, claim and demand which the said grantor has in and to, the following described property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED.

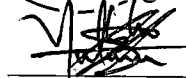
Subject to: Current taxes and other assessments, reservations in patents and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

WARRANTY DEED

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the grantor signed, sealed, and delivered in our presence:

Grantor Signature:



Adeolu Aderoju (Managing member of Covgee LLC)

Acknowledgement of Individual

State of ARIZONA
County of PINAL

The foregoing was acknowledged before me by means of:


Physical Presence

Online notarization

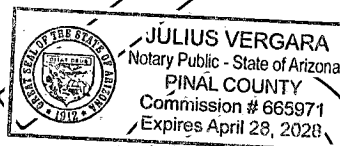
Given under my hand this 24th day of MARCH, 2025

Type of identification produced: DRIVER LICENSE

Signature of Notary Public



Name of Notary Public



My Commission Expires: 4/28/28

EXHIBIT "A"

THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE COUNY OF PINAL,
STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

1. **APN: 402-20-4600 – 3640 W COLUSA DR ELOY, AZ 85131**

Lot 12, Block DD, of TOLTEC/ARIZONA VALLEY UNIT TWELVE, according to the
plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in
Book 15 of Maps, page 22 (as Seen in recorded Instrument, Fee Number: 2025-003242)

2. **APN: 402-20-4590 – 3630 W COLUSA DR ELOY, AZ 85131**

Lot 11, Block DD, of TOLTEC/ARIZONA VALLEY UNIT TWELVE, according to the
plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in
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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402 - 20 - 460 -
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? 1

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

(1) 402204590 (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

COVGEE LLC
1298 E. AVENIDA ELLENA
CASA GRANDE, AZ 85122

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

Anuoluwa Sajo
11334 W Buchanan St., Avondale, AZ 85323

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

4. ADDRESS OF PROPERTY:

3640 W COLUSA DR ELOY, AZ 85131
3630 W COLUSA DR ELOY, AZ 85131

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

Anuoluwa Sajo
11334 W Buchanan St., Avondale, AZ 85323

(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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-038015
RECORD DATE 05/12/2025

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: \$ 9,400 00

11. DATE OF SALE (Numeric Digits): 02/25
Month / Year

12. DOWN PAYMENT: \$ 0 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):

COVGEE LLC (ADEOLU ADELOJU)
1298 E. AVENIDA ELLENA, CASA GRANDE AZ 85122

18. LEGAL DESCRIPTION (attach copy if possible): MAGALI ARMENTA HERALDEZ
SEE ATTACHED "EXHIBIT A" Notary Public - Arizona
Maricopa Co. / #675795
Expires 10/15/2028

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 PINAL

Subscribed and sworn to before me on this 24th day of MARCH 2025

Notary Public

Notary Expiration Date 4/28/28

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of March 2025

Notary Public

Notary Expiration Date 10/15/28



JULIUS VERGARA
Notary Public - State of Arizona
PINAL COUNTY
Commission # 665971
Expires April 28, 2028

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