

RECORDING REQUESTED BY:  
Magnus Title Agency LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 05/16/2025 1103  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-039658

AND WHEN RECORDED MAIL TO  
Amanda R. Cook  
28756 North Desert Hills Drive  
Queen Creek, AZ 85143

ESCROW NO.: 846-32638-DS

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
AMS Real Services LLC, an Arizona Limited Liability Company

do/does hereby convey to  
Amanda R. Cook, a single woman

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.

SIGNATURE PAGE FOLLOWS

Dated this 10th day of May, 2025.

AMS Real Services LLC, an Arizona Limited Liability Company

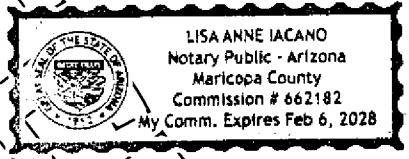
By: Aaron Scroggin, Sole Member/Manager

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 10<sup>th</sup> day of May, 2025, before me personally appeared Aaron Scroggin, Sole Member/Manager of AMS Real Services 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



WARRANTY DEED

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

Lot 27, JOHNSON RANGH UNIT 22A, according to Cabinet E, Slide 22, records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-70-4690  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

AMS Real Services LLC  
7114 S Portland Ave  
Gilbert, AZ 85298

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

Amanda R. Cook  
36545 North Herens Road  
Queen Creek, AZ 85143

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

4. ADDRESS OF PROPERTY:

28756 North Desert Hills Drive  
Queen Creek, AZ 85143

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

Amanda R. Cook  
28756 North Desert Hills Drive  
Queen Creek, AZ 85143

(b) Next tax payment due October 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

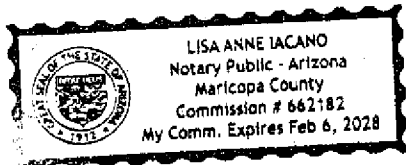
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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.

Signature of Seller / Agent \_\_\_\_\_  
State of AZ County of Maricopa  
Subscribed and sworn to before me on this 11 day of May 2025  
Notary Public \_\_\_\_\_  
Notary Expiration Date 2-16-2028



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-039658  
RECORD DATE 05/16/2025

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: \$ 418,000.00

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

12. DOWN PAYMENT \$ -0-

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: \_\_\_\_\_

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: \$ \_\_\_\_\_ AND

briefly describe the Personal Property: \_\_\_\_\_

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

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: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent Amanda R. Cook  
State of Arizona County of Maricopa  
Subscribed and sworn to before me on this 11 day of May 2025  
Notary Public Mary Ann Valdez  
Notary Expiration Date 07-14-27



MARY ANN VALDEZ  
Notary Public - Arizona  
Maricopa Co. / #661910  
Expires 07/14/2027

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

Lot 27, JOHNSON RANCH UNIT 22A, according to Cabinet E, Slide 22, records of Pinal County, Arizona.

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