



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/22/2025 1206

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2025-041472

WHEN RECORDED MAIL TO:

CAPTION HEADING: This document is solely being re-recorded to correct the following sections in the APV: section 5 - to reflect the property address. Section 7 - the property to be used as the buyer's primary address. Section 10 and 12 - to correct the purchase price of \$135,000.

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
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DATE/TIME: 05/14/2025 1054

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-038787

WHEN RECORDED MAIL TO:

CAPTION HEADING: Re-record Warranty deed to add on following verbiage: Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 07/01/2025. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$162,000:00 until 90 days from 07/01/2025. These restrictions shall run with the land and are not personal to the Grantee

DO NOT REMOVE
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RECORDING REQUESTED BY:
AZ Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/13/2025 1102

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-038335

AND WHEN RECORDED MAIL TO
Charles Robert Kidd
1558 South Conestoga Road
Apache Junction, AZ 85119

ESCROW NO.: 837-27657-JP

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Monica Ofelia Matthews, a married woman, as her sole and separate property

do/does hereby convey to
Charles Robert Kidd, an unmarried man

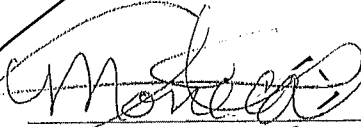
the following real property situated in Pinal County, Arizona:

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 9th day of May, 2025.



Monica Ofelia Matthews

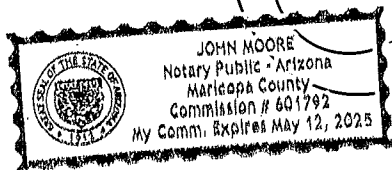
STATE OF ARIZONA
COUNTY OF MARICOPA

On this 9 day of May, 2025, before me personally appeared Monica Ofelia Matthews, 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]



Notary Public



Escrow.com

EXHIBIT "A"
Legal Description

Lot 2, Block 8, of KEARNY SUBDIVISION NO. 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, Page 51;

EXCEPT all minerals as reserved in Patent from United States of America.

COUNTY OF RECORDATION PINAL
FEE NO 2025-041472
RECORD DATE 05/22/2025

WHEN RECORDED MAIL TO:

CAPTION HEADING: This document is solely being re-recorded to correct the following sections in the APV: section 5 - to reflect the property address. Section 7 - the property to be used as the buyer's primary address. Section 10 and 12.2 to correct the purchase price of \$135,000.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-13-0680
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:

Monica Ofella Matthews
345 West Essex Road
Kearny, AZ 85137

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

AZ Pro Shows, LLC
1558 South Conestoga Road
Apache Junction, AZ 85119

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

4. ADDRESS OF PROPERTY:

345 West Essex Road
Kearny, AZ 85137

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

AZ Pro Shows, LLC
1558 South Conestoga Road
Apache Junction, AZ 85119

(b) Next tax payment due Oct 1st 20 25

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
- 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 Arizona, County of Maricopa
Subscribed and sworn to before me on this 19 day of February 2025
Notary Public _____
Notary Expiration Date 01/26/26

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-038335
RECORD DATE 05/13/2025

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: \$ 105,000.00

11. DATE OF SALE (Numeric Digits): 2/25
Month / Year

12. DOWN PAYMENT \$ 105,000

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:
\$ 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: / / < >

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 19 day of February 2025
Notary Public _____
Notary Expiration Date 01/26/26



AMY STEINER
Notary Public - Arizona
Maricopa Co. / #631264
Expires 08/01/2026



AMY STEINER
Notary Public - Arizona
Maricopa Co. / #631264
Expires 08/01/2026

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UNOFFICIAL