



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 06/12/2025 1344  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2025-047788

Recorded at the Request of:  
**WFG National Title Insurance Company**

When Recorded, Mail To:  
Lenard McKenzie and Victoria Lynn McKenzie  
2518 North Pony Lane  
Casa Grande, AZ 85122

Order No.: 25-115046

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Special Warranty Deed

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

**Mountain View Ranch CVH LLC, an Arizona limited liability company**

do/does hereby convey to

**Lenard McKenzie and Victoria Lynn McKenzie, married to each other \*\*see acceptance attached**

the following real property located in Pinal County, Arizona:

See legal description "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.

The Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

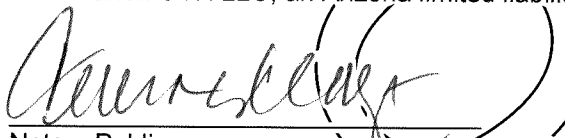
Dated this 7th day of May, 2025

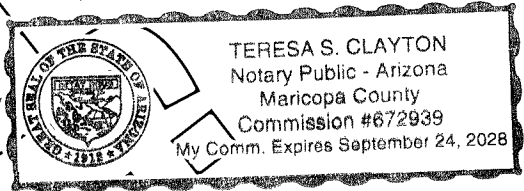
Mountain View Ranch CVH LLC, an Arizona limited liability company  
by: CVH Capital LLC, an Arizona limited liability company, its member

by:   
Matthew L. Hage, its Manager

STATE OF ARIZONA  
COUNTY OF MARICOPA

This instrument was acknowledged before me this 4 day of June 2025 by Matthew L. Hage, as manager, of CVH Capital-LLC, an Arizona limited liability company member of Mountain View Ranch CVH LLC, an Arizona limited liability company, on behalf of the company.

  
Notary Public  
My Commission Expires: 9-24-28



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

LOT 38, OF MOUNTAIN VIEW RANCH PARCELS B, C AND D, PHASES 1 AND 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 1.

APN:-505-04-4830

MountainView Ranch

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: 25-115046

Lenard McKenzie and Victoria Lynn McKenzie each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the-Grantees named in that certain Deed attached hereto, dated 5-7-2025, and executed by Mountain View Ranch CVH LLC, an Arizona limited liability company, as Grantors, to Lenard McKenzie and Victoria Lynn McKenzie, husband and wife, as Grantees, covering property described as follows:


See Exhibit A attached hereto and made a part hereof

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

Dated this 12 day of June 2025.


Grantees:

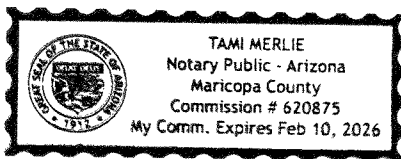
  
Lenard McKenzie

  
Victoria Lynn McKenzie

STATE OF Arizona  
COUNTY OF Pinal

This instrument was acknowledged before me this 12 day of June, 2025 by Lenard McKenzie and Victoria Lynn McKenzie.

  
Notary Public  
My Commission Expires: Feb. 10, 2026



**EXHIBIT "A"**  
**Attached to Acceptance**

LOT 38, OF MOUNTAIN VIEW RANCH PARCELS B, C AND D, PHASES 1 AND 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 1.

ARN: 505-04-4830

MountainViewCis

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 505-04-4830  
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. SELLERS NAME & ADDRESS:**

Mountain View Ranch CVH LLC, an Arizona limited liability company

1040 South Gilbert Road Suite 201

Gilbert, AZ 85296

**3. (a) BUYER'S NAME & ADDRESS:**

Lenard McKenzie and Victoria Lynn McKenzie

523 North Rainbow Way

Casa Grande, AZ 85122

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

**4. ADDRESS OF PROPERTY:**

2518 North Pony Lane

Casa Grande, AZ 85122

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

Lenard McKenzie and Victoria Lynn McKenzie

2518 North Pony Lane

Casa Grande, AZ 85122

(b) Next tax payment due 10-1-2025

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box[Enter Data]**

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Bldg.
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile Home or Manufactured Home
- i.  Other Specify:

**7. RESIDENTIAL BUYERS 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" or "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.

**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

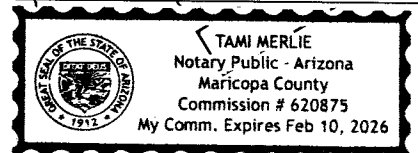
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

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

**signed in counter part**

Signature of Buyer/Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 12 day of June 2025  
Notary Public \_\_\_\_\_  
Notary Expiration Date Feb 10, 2026

by Lenard McKenzie



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-047788  
RECORD DATE 06/12/2025

**10. SALE PRICE:** \$ 389,890.00

**11. DATE OF SALE (Numeric Digits):** 6 / 2025  
Month / Year

**12. DOWN PAYMENT** \$ 77,978.00 **00**

**13. METHOD OF FINANCING: [Enter Data]**  
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: \$ \_\_\_\_\_ AND \_\_\_\_\_  
briefly describe the Personal Property: \_\_\_\_\_

**15. PARTIAL INTEREST:** If only a partial 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):**  
**SELLER AND BUYER HEREIN.**

**18. LEGAL DESCRIPTION (attach copy if necessary):**

**See attached Exhibit "A"**

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 505-04-4830  
BOOK MAP PARCEL SPLIT

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Gilbert, AZ 85296

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Lenard McKenzie and Victoria McKenzie

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Casa Grande, AZ 85122

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

**4. ADDRESS OF PROPERTY:**

2518 North Pony Lane

Casa Grande, AZ 85122

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Lenard McKenzie and Victoria McKenzie

2518 North Pony Lane

Casa Grande, AZ 85122

(b) Next tax payment due 10-1-2025

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- d.  2-4 Plex
- e.  Apartment Bldg.
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile Home or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Specify: \_\_\_\_\_

**7. RESIDENTIAL BUYERS USE: if you checked, b, c, d, or h in Item 6 above, please check one of the following:**

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- (d)  Contract or Agreement
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- (f)  Other

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 RE, County of Maricopa

Subscribed and sworn to before me on this 4 day of June 2025

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

Notary Expiration Date 9-24-28

**FOR RECORDER'S USE ONLY**

**10. SALE PRICE:** \$389,890.00

**11. DATE OF SALE (Numeric Digits):** 6 / 2025  
Month / Year

**12. DOWN PAYMENT** \$ 77978.00 **00**

**13. METHOD OF FINANCING: [Enter Data]**

- 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: \_\_\_\_\_

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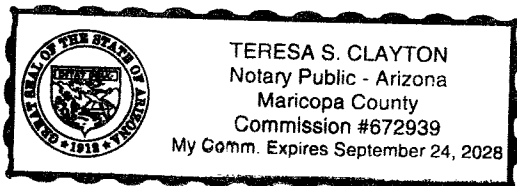
Signature of Buyer/Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

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

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

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE**

LOT 38, OF MOUNTAIN VIEW RANCH PARCELS B, C AND D, PHASES 1 AND 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 1.

