



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/08/2025 1535

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-055340

Recorded at the request of *Clear Title Agency of Arizona*

AND WHEN RECORDED MAIL TO:

Arik's Custom Homes, LLC
1245 E Rosemont Dr
Phoenix, AZ 85024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250401-kb

SPECIAL WARRANTY DEED

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

Cholla Managing Group, LLC, an Arizona limited liability company, the GRANTOR

does hereby convey to

Arik's Custom Homes, LLC, an Arizona limited liability company, the GRANTEE

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 the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

See Signatures and Notary Acknowledgment Page Attached

Special Warranty Deed - continued

Escrow No.: 70250401-kb

Signatures and Notary Acknowledgment Page

Dated: April 4, 2025

Cholla Managing Group, LLC, an Arizona limited liability company

BY:

Jaafe Kellis
Member

STATE OF ~~ARIZONA~~ ^{Missouri}

COUNTY OF Jackson

}
JSS
}

Subscribed and sworn to before me this 7 day of July, 20 25, by Jaafe Kellis, who acknowledges to be the Member of Cholla Managing Group, LLC, an Arizona limited liability company, and as such officer is duly authorized to sign on behalf of the company

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 10/22/2027

AMY MARIE STETZLER
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: 10/22/2027
ID: #15322326

MISSOURI

Escrow No.: 70250401-kb

EXHIBIT A

LOTS 43 THROUGH 80, INCLUSIVE, AND TRACTS A AND B, SUNDANCE COOLIDGE III,
ACCORDING TO CABINET F, SLIDE 65, RECORDS OF PINAL COUNTY, ARIZONA.

HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 203-19-0510

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? 38

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

- (1) 203-19-0520 (3) 203-19-0540
(2) 203-19-0530 (4) 203-19-0550

2. SELLER'S NAME AND ADDRESS

Cholla Managing Group, LLC
22632 S Ellsworth Rd
Queen Creek, AZ 85142

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

Arik's Custom Homes, LLC
1245 E Rosemont Dr
Phoenix, AZ 85024

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

4. ADDRESS OF PROPERTY:

38 Platted Lots, See Parcel List
Coolidge, AZ 85128

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

Arik's Custom Homes, LLC
1245 E Rosemont Dr
Phoenix, AZ 85024

(b) Next tax payment due: October 1, 2025

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
 Affixed Not Affixed
- 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.

Signed in Counterpart

Signature of Seller / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2025-055340
RECORD DATE 07/08/2025

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: \$ 643,000 00

11. DATE OF SALE (Numeric Digits): 04 / 2025
Month / Year

12. DOWN PAYMENT \$ 100,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller loan (Carryback) 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):

Clear Title Agency of Arizona
355 E Germann Rd Ste 230, Gilbert, AZ 85297
(480)278-8470

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

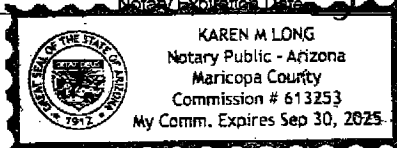
Signature of Buyer / Agent _____

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 7 day of JULY 20 25

Notary Public Karen M Long

Notary Expiration Date 9/30/25



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Signature of Seller / Agent

State of Missouri County of Jackson

Subscribed and sworn to before me on this 7 day of July 2025

Notary Public Amy Marie Stetzler

Notary Expiration Date 10/22/2027

DOR FORM 82162 (02/2019)

AMY MARIE STETZLER
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: 10/22/2027
ID. #15322328

FOR RECORDER'S USE ONLY

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Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

EXHIBIT "A"

LOTS 43 THROUGH 80, INCLUSIVE, AND TRACTS A AND B, SUNDANCE COOLIDGE III, ACCORDING TO CABINET F, SLIDE 65, RECORDS OF PINAL COUNTY, ARIZONA.

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