



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/16/2025 1136

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-057411

Recording Requested by:
Homeward Title Agency West, LLC

When recorded mail to:
Jose D. Pérez
2340 East University Drive, lot.85
Tempe, AZ, 85288

WARRANTY DEED

File No. HTAZ-25-395

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
PURCHASING FUND 2025-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, the GRANTOR does
hereby convey to

Jose D. Perez, a married man, the GRANTEE

the following described real property situated in PINAL, Arizona:

LOT 39, OF MARICOPA MEADOWS PARCEL 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF
THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 47.

Subject to: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements,
and all other matters of record.

And the GRANTOR does warrant the title against all persons, whomsoever, subject to the matters set
forth above.

Dated: July 10, 2025

File No.: HTAZ-25-395
A.P.N.: 512-33-4830

Warranty Deed - Continued

Purchasing Fund 2025-1, LLC, a Delaware limited liability company
By: Purchasing Fund 2024-1 Holdco, LLC, a Delaware limited liability company as sole member
[Signature] (SEAL)

Print Name and Title: Miranda Alvarez
Authorized Signer

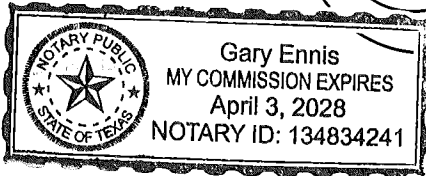
STATE OF ~~ARIZONA~~ TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this 14th day of JULY, 2025 by MIRANDA ALVAREZ, Authorized Representative on behalf of Purchasing Fund 2024-1 Holdco, LLC, a Delaware limited liability company, the sole member of Purchasing Fund 2025-1, LLC, a Delaware limited liability company.

(seal)

[Affix Seal Here]

Notary Public



[Large diagonal watermark text: "Purchasing Fund 2025-1, LLC"]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 512-33-4830

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) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Purchasing Fund 2025-1, LLC
1007 South Congress Avenue, Bldg 9, Ste 410
Austin, TX 78704

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

Jose D. Perez
2340 East University Drive, lot 85, Tempe, AZ 85288

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

45717 Ranch Road, Maricopa, AZ 85139

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

2340 East University Drive, lot 85, Tempe, AZ 85288

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

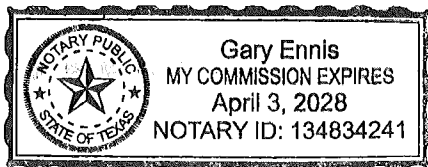
- a. Vacant Land
- Single Family Res
- b. Condo or Townhouse
- c. 2-4 Plex
- d. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
Affixed Not Affixed
- i. Other Use; Specify: _____

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."
- 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 TEXAS, County of TRAVIS

Subscribed and sworn to before me on this 14th day of JULY 2025

Notary Public _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-057411
RECORD DATE 07/16/2025

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- Warranty Deed
- a. Special Warranty Deed
- b. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 358,300.00

11. DATE OF SALE (Numeric Digits): July 16, 2025
Month / Year

12. DOWN PAYMENT \$ 0.00

13. METHOD OF FINANCING:

- Cash (100% of Sale Price)
- a. Barter or trade
- b. Assumption of existing loan(s)
- c. 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 LISTED HEREIN

Married 2340 East University Drive, lot 85, Tempe, AZ 85288

Purchasing Fund 2025-1, LLC 1007 South Congress Avenue, Bldg 9, Ste 410, Austin, TX 78704

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

Property 1:
LOT 39, OF MARICOPA MEADOWS, PARCEL 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 47.

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FOR RECORDER'S USE ONLY

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Signature of Seller / Agent

State of _____, County of _____

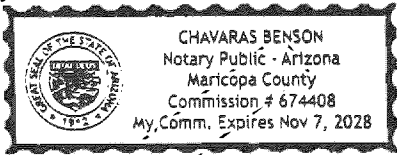
Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Signature of Buyer / Agent

DOR FORM 82162 (02/2019)

State of ARIZONA, County of MAVICOPE Subscribed and sworn to before me on this 14 day of JULY, 2025
Notary Public [Signature] Notary Expiration Date 11.07.2028 c. 19.



CONFIDENTIAL