



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/07/2025 1405  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-064064

Recording Requested by:  
**Homeward Title Agency West, LLC**

When recorded mail to:  
Donald E. Nault and Linda Sue Nault  
3330 East Main Street, lot 423  
Mesa, AZ, 85213

## WARRANTY DEED

File No. HTAZ-25-404

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

PURCHASING FUND 2023-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, the GRANTOR does hereby convey to

Donald E. Nault and Linda Sue Nault, husband and wife, the GRANTEE

the following described real property situated in PINAL, Arizona:

LOT 384, OF ALTERRA SOUTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 89 AND AFFIDAVITS OF CORRECTION RECORDED AS 2004-100818 AND AS 2005-005810, BOTH OF OFFICIAL RECORDS.

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 28, 2025

File No.: HTAZ-25-404  
A.P.N.: 512-37-3840

Warranty Deed - Continued

Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company  
By: Purchasing Fund 2023-1 Holdco, LLC, a Delaware limited liability company, Sole member  
By: Homeward Inc, a Delaware corporation, Sole member

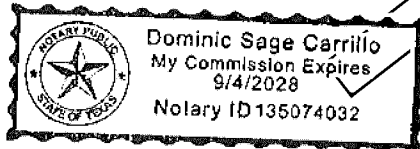
By: [Signature] (SEAL)  
Miranda Alvarez (print name), Authorized Signer

STATE OF ~~ARIZONA~~ <sup>DC</sup> Texas  
COUNTY OF Travis

On this 7 day of August, 2025, before me personally appeared Miranda Alvarez, authorized signer of Homeward, Inc., sole member of Purchasing Fund 2023-1 Holdco, LLC a Delaware limited liability company, sole member of Purchasing Fund 2023-2, 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



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

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

Primary Parcel 512-37-3840

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?  
Check one: Yes No X

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 2023-2, LLC  
1007 South Congress Avenue, Bldg 9, Ste 410  
Austin, TX 78704

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

Donald E. Nault and Linda Sue Nault  
3330 East Main Street, lot 423, Mesa, AZ 85213

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

**4. ADDRESS OF PROPERTY:**

17493 North Costa Brava Avenue, Maricopa, AZ 85139

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

3330 East Main Street, lot 423, Mesa, AZ 85213

(b) Next tax payment due 10/01/2025

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

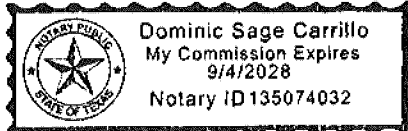
- a. Vacant Land
- X Single Family Res
- b. Condo or Townhouse
- c. 2-4 Plex
- d. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home  
Affixed \_\_\_ Not Affixed
- i. Other Use; Specify: \_\_\_\_\_

**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."
- X. 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 16 day of August 2025

Notary Public [Signature]

Notary Expiration Date 09-04-2028

COUNTY OF RECORDATION PINAL  
FEE NO \_\_\_\_\_  
RECORD DATE \_\_\_\_\_

2025-064064  
08/07/2025

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

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

**10. SALE PRICE:** \$ 294,500.00

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

**12. DOWN PAYMENT** \$ \_\_\_\_\_

**13. METHOD OF FINANCING:**

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- X. 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 3330 East Main Street, lot 423, Mesa, AZ 85213

Purchasing Fund 2023-2, LLC 1007 South Congress Avenue, Bldg 9, Ste 410, Austin, TX 78704

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

Property 1:  
LOT 384, OF ALTERRA SOUTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 89 AND AFFIDAVITS OF CORRECTION RECORDED AS 2004-100818 AND AS 2005-005810, BOTH OF OFFICIAL RECORDS.

Signature of Buyer / Agent

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

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

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

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

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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 \_\_\_\_\_

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

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of **AZ**, County of **Maricopa**

Subscribed and sworn to before me on this **04** day of **Aug**, 20**25**

Notary Public **Melissa A. Johnson**

Notary Expiration Date **7-24-26**

