



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/20/2025 1541
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-067504

at the request of Pioneer Title Agency, Inc.

When recorded mail to
LCO Holdings LLC
2056 E Rice Dr
Tempe, AZ 85283

74207636-MML 1/1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Patterson Enterprises: Construction, LLC, An Arizona Limited Liability Company
do/does hereby convey to

LCO Holdings LLC, an Arizona limited liability company
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.

The Grantor warrants the title against all persons whomsoever.

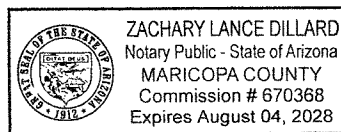
DATED: August 12, 2025

Patterson Enterprises: Construction, LLC, an
Arizona limited liability company

Edwin D. Patterson, Member

State of Arizona }
 } ss.
County of *Maricopa* }

The foregoing instrument was acknowledged before me this 14 day of August, 2025, by
Edwin D. Patterson, as Member of Patterson Enterprises: Construction, LLC, an Arizona limited liability
company.



NOTARY PUBLIC

My commission expires: 8/4/28

Exhibit "A"

Parcel No. 1:

Lot 5600, of ARIZONA CITY UNIT NINE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 15 and Corrected in Book 19 of Maps, Page 40 and Amended in Cabinet A, Slides 4 through 8.

Parcel No. 2:

Lot 1226, ARIZONA CITY UNIT TWO, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 48 and in Book 9 of Maps, Page 48A.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-08-1010
 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? 1

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

- (1) 406-05-0540 (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Patterson Enterprises Construction, LLC
3210 E Coralbell Ave
Mesa, AZ 85204

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

LCO Holdings LLC
2056 E Rice Dr
Tempe, AZ 85283

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

4. ADDRESS OF PROPERTY:

Vacant Land

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

LCO Holdings LLC
2056 E Rice Dr
Tempe, AZ 85283

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

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 definitions 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-067504
RECORD DATE 08/20/2025

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: \$ 50,000.00

11. DATE OF SALE (Numeric Digits): 8 / 2025
 Month / Year

12. DOWN PAYMENT \$ 50,000.00

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 f. Other financing; Specify: _____
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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 00 AND
 briefly describe the Personal Property: n/a

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):

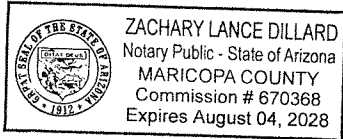
Pioneer Title Agency, Inc.
2152 South Vineyard, Suite 109, Mesa, AZ 85210
 Phone: (480) 464-4495

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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]
 Signature of Seller / Agent
 State of Arizona County of maricopa
 Subscribed and sworn to before me on this 14 day of August 2025
 Notary Public [Signature]
 Notary Expiration Date 8/4/28



Signed In Counterpart
[Signature]
 Signature of Buyer / Agent
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
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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 _____

Luke Barlow
 Signature of Buyer / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 14 day of August 2025
 Notary Public Monica
 Notary Expiration Date 1.22.2026

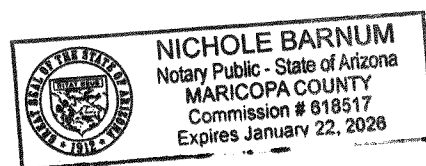


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SOFT COPY