



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/22/2025 1346  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-068163

**RECORDING REQUESTED BY:**  
Fidelity National Title Agency Inc.

**WHEN RECORDED MAIL TO:**  
Coconut Properties, LLC, an Arizona Limited Liability  
Company  
3303 East Baseline Road Suite 119  
Gilbert, AZ 85234

**Escrow No.:** FM21251265M  
**APN:** 506-05-0160

Space above this line for Recorder's Use

### SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration,

**EC Borrower IV, LLC, a Delaware Limited Liability Company**

does hereby convey to

**Coconut Properties, LLC, an Arizona Limited Liability Company**

the following real property situated in County of Pinal, State of Arizona

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

SUBJECT TO Current taxes and other assessments, reservation in patents and all easements, right of way, covenants, conditions and restrictions as may appear of record.

And 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.

**SPECIAL WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated August 21, 2025

EC Borrower IV, LLC, a Delaware limited liability company  
By I'm in Mud, LLC, an Arizona limited liability company  
Its Member

By Tim Mudd  
Its, Authorized Signer

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 22 day of August, 2025, by

Tim Mudd

Notary Public  
My Commission Expires

10/31/2026



**JENNIFER CUMMINGS**  
Notary Public - Arizona  
Maricopa Co. / #639309  
Expires 10/31/2026

[SEAL]

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 506-05-0160**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS

Lot-10, Pueblo Grande Unit Two, according to the records of the Pinal County Recorder in Cabinet 8, Slide 50.

NOFFICE

**AFFIDAVIT OF PROPERTY VALUE**

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 506-05-0160

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? 0

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2 SELLER'S NAME AND ADDRESS

EC Borrower IV, LLC, a Delaware Limited Liability Company

1703 East Bethany Home Road

Phoenix, AZ 85016

3 (a) BUYER'S NAME AND ADDRESS

Coconut Properties, LLC, an Arizona Limited Liability Company

3303 East Baseline Road Suite 119

Gilbert, AZ 85234

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

If Yes, state relationship \_\_\_\_\_

4 ADDRESS OF PROPERTY

402 East Paseo De Enrique

Casa Grande, AZ 85122-3426

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

Coconut Properties, LLC, an Arizona Limited Liability Company

3303 East Baseline Road Suite 119

Gilbert, AZ 85234

(b) Next tax payment due 10/2025

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

- a  Vacant Land
- b  Single Family Residence
- c  Condo or Townhouse
- d  2-4 Plex
- e  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"
- 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

Signature of Seller / Agent \_\_\_\_\_

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

Subscribed and sworn to before me 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 2025-068163  
RECORD DATE 08/22/2025

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

10. SALE PRICE: \$ 168,000 00

11 DATE OF SALE (Numeric Digits) 08 / 2025  
Month / Year

12 DOWN PAYMENT \$ 168,000 00

13 METHOD OF FINANCING

- 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, \_\_\_\_\_

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 Herein

18 LEGAL DESCRIPTION (attach copy if necessary) SEE ATTACHED LEGAL DESCRIPTION

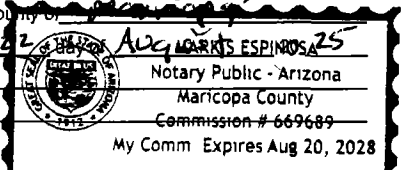
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 22 day of August, 2025

Notary Public Ady Warrick Espinos

Notary Expiration Date 8-20-25



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

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State of Arizona County of Maricopa

Subscribed and sworn to before me this 22 day of August 2025

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

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

DOR FORM 82162 (02/2019)

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

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

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

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

**JENNIFER DUMMINGS**  
Notary Public - Arizona  
Maricopa Co / #639309  
Expires 10/8/2026



## LEGAL DESCRIPTION

For APN/Parcel ID(s): 506-05-0160

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HOFFMAN