



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**  
Dana Lewis  
Electronically Recorded

DATE/TIME: 10/10/2025 1550  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2025-082439

**RECORDING REQUESTED BY:**  
Navi Title Agency, LLC

**AND WHEN RECORDED MAIL TO:**  
Arturo T Goodman and Iris Yvette Estrada Castillo  
8518 W Troy Dr  
Arizona City, AZ 85123

ESCROW NO.: 206-07339-LAT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Burco Acquisitions LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**Arturo T Goodman and Iris Yvette Estrada Castillo, husband and wife**

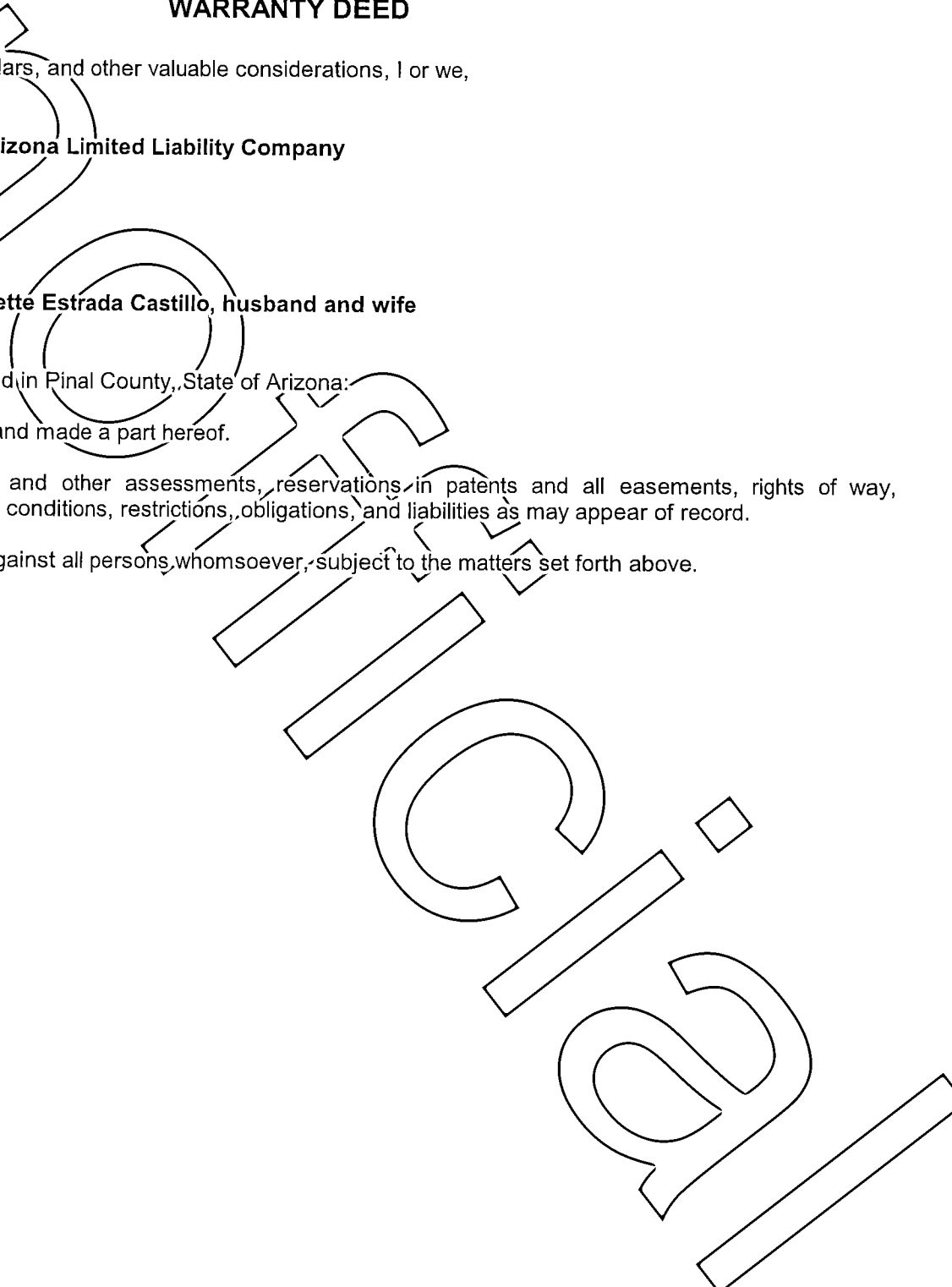
the following real property situated in Pinal County, State of Arizona:

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 I or we do warrant the title against all persons, whomsoever, subject to the matters set forth above.

Dated: September 15, 2025



GRANTOR(S):

Burco Acquisitions LLC, an Arizona Limited Liability Company

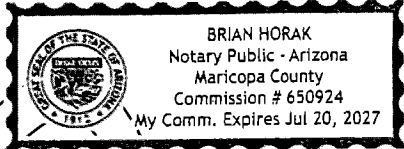
BY: [Signature]  
Michael V Harris II, Member

STATE OF ARIZONA

COUNTY OF MARICOPA

On OCTOBER 09, 2025, before me, the undersigned Notary Public, personally appeared Michael V Harris II, Member, of Burco Acquisitions LLC, an Arizona Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires: 07-20-27

[Signature]  
Notary Public

*Large diagonal watermark text: "Burco Acquisitions"*

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

**Arturo T Goodman and Iris Yvette Estrada Castillo, husband and wife** each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated September 15, 2025, and executed by **Burco Acquisitions LLC, an Arizona Limited Liability Company** as Grantors, to **Arturo T Goodman and Iris Yvette Estrada Castillo, husband and wife** as Grantees, and which conveys certain premises described as:

See Exhibit "A" attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

ESCROW NO.: 206-07339-LAT

Dated: September 15, 2025

GRANTEE(S)

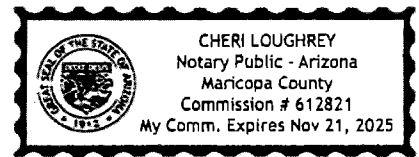
[Signature]  
Arturo T Goodman

[Signature]  
Iris Yvette Estrada Castillo

STATE OF AZ

COUNTY OF Maricopa

On October 8, 2025, before me, the undersigned Notary Public, personally appeared Arturo T Goodman and Iris Yvette Estrada Castillo, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



FOR NOTARY SEAL OR STAMP

WITNESS my hand and official seal.

My Commission Expires: 11/21/2025

[Signature]  
Notary Public

ESCROW NO.: 206-07339-LAT

**EXHIBIT "A"**

LOT 776, OF ARIZONA CITY, UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 10

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**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2025-082439  
RECORD DATE 10/10/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 406-02-4270  
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  
Burco Acquisitions LLC, an Arizona Limited Liability Company  
3104 E Camelback Rd.  
Phoenix, AZ 85016

3. (a) BUYER'S NAME AND ADDRESS:  
Arturo T Goodman and Iris Yvette Estrada Castillo  
1724 S Glenview  
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:  
8518 W Troy Dr  
Arizona City, AZ 85123

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Arturo T Goodman and Iris Yvette Estrada Castillo  
8518 W Troy Dr  
Arizona City, AZ 85123  
(b) Next tax payment due: March 1, 2026

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.

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: \$ 249,900 00

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

12. DOWN PAYMENT \$ 16,243 00

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
b.  Barter or trade (2)  VA  
c.  Assumption of existing loan(s) (3)  FHA  
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: \_\_\_\_\_

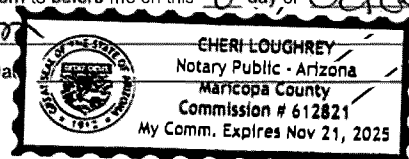
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Navi Title Agency, LLC  
365 E. Germann Rd. Ste. 270  
Gilbert, AZ 85297

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 of Seller / Agent  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

Signature of Buyer / Agent  
State of AZ, County of Maricopa  
Subscribed and sworn to before me on this 08 day of October, 2025  
Notary Public  
Notary Expiration Date



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

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

Primary Parcel: 406-02-4270

BOOK MAP PARCEL SPLIT

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

Arturo T Goodman and Iris Yvette Estrada Castillo  
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Mesa, AZ 85204

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

**4. ADDRESS OF PROPERTY:**

8518 W Troy Dr  
Arizona City, AZ 85123

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

Arturo T Goodman and Iris Yvette Estrada Castillo  
8518 W Troy Dr  
Arizona City, AZ 85123

(b) Next tax payment due: March 1, 2026

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

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- b.  Single Family Residence
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- e.  Apartment Building
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- h.  Mobile or Manufactured Home  
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- 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:

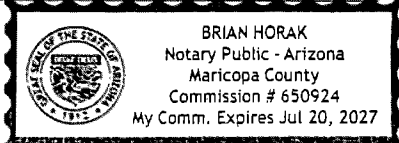
- a.  To be used as a primary residence.
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THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
State of ARIZONA, County of MARICOPA  
Subscribed and sworn to before me on this 9 day of OCTOBER 2025  
Notary Public [Signature]  
Notary Expiration Date 07/20/27

DOR FORM 82162 (02/2019)



**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:

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

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Signature of Buyer / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**EXHIBIT "A"**

LOT 776, OF ARIZONA CITY UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 10

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