



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 10/15/2025 1339  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-083512

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Foundation Services of America LLC  
4518 N. 32nd Street  
Phoenix, AZ-85018

## WARRANTY DEED

File No. 207-6372313.(AM)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,  
**BFHS Flips LLC, an Arizona limited liability company,** the GRANTOR does hereby convey to  
**Foundation Services of America LLC, an Arizona limited liability company,** the GRANTEE  
the following described real property situated in Pinal County, Arizona:

Lot 19, Block 2, of BURGESS ADDITION TO CASA GRANDE, according to the plat of record in the office of  
the County Recorder of Pinal County, Arizona, recorded in Book 1 of Maps, Page 34

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.

File No.: 207-6372313 (AM)  
A.P.N.: 507-09-0370 2

Warranty Deed - continued

DATED: September 29, 2025

BFHB Flips LLC, an Arizona limited liability company

By: Creative Home Financing LLC, it's Member

By: [Signature]  
Name: Christian Bowman  
Title: Member

By: Simple Housing LLC, it's Member

By: [Signature]  
Name: Brett Massie  
Title: Member

STATE OF AZ

County of Maricopa

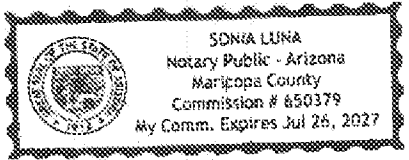
)  
) ss.  
)

On October 10, 2025, before me, the undersigned Notary Public, personally appeared **Brett Massie, Sole Member of Simple Housing, LLC, Member of BFHB Flips, LLC and Christian Bowman, Member of Creative Home Financing LLC, Member of BFHB Flips, LLC**, 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 by his/her/their signature(s) on the instrument is/are 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: 7.26.27

[Signature]  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 507-09-0370 2  
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:

BFHB Flips LLC  
4400 N Scottsdale Rd #9  
Scottsdale, AZ 85251

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

Foundation Services of America LLC  
4518 N. 32nd Street  
Phoenix, AZ 85018

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

124 E Beech Ave  
Casa Grande, AZ 85122

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

Foundation Services of America LLC  
4518 N. 32nd Street  
Phoenix, AZ 85018

(b) Next tax payment due 10/01/2026

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.  Agriculture
- 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

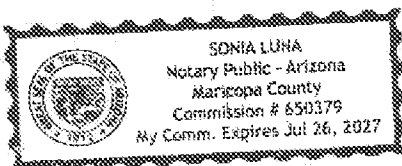
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 10 day of October 2025

Notary Public

Notary Expiration Date 06-27-27

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-083512  
RECORD DATE 10/15/2025

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: \$ 279,000.00 00

11. DATE OF SALE (Numeric Digits): 09/25 / 09 / 25 Month/Year

12. DOWN PAYMENT \$ 0.00 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: Private Financing

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:

\$ 0.00 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):

Foundation Services of America LLC  
4518 N. 32nd Street  
Phoenix, AZ 85018

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 19, Block 2, of BURGESS ADDITION TO CASA GRANDE (1 / 34)

Signature of Buyer / Agent

State of AZ, County of Maricopa

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

Notary Public

Notary Expiration Date 04-01-28

