



DATE/TIME: 10/16/2025 1358

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-083911

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Pocket Point Investments LLC, an Arizona limited liability
company
3101 N Central Ave Ste 183 #6473
Phoenix, AZ 85012

Escrow No.: FM17251592-JG
APN: and 512-43-48508,512-43-4850

Space above this line for Recorder's Use

WARRANTY DEED

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

Bryan Thomas Bundrick and Ashley Lenora Bundrick, husband and wife

does hereby convey to

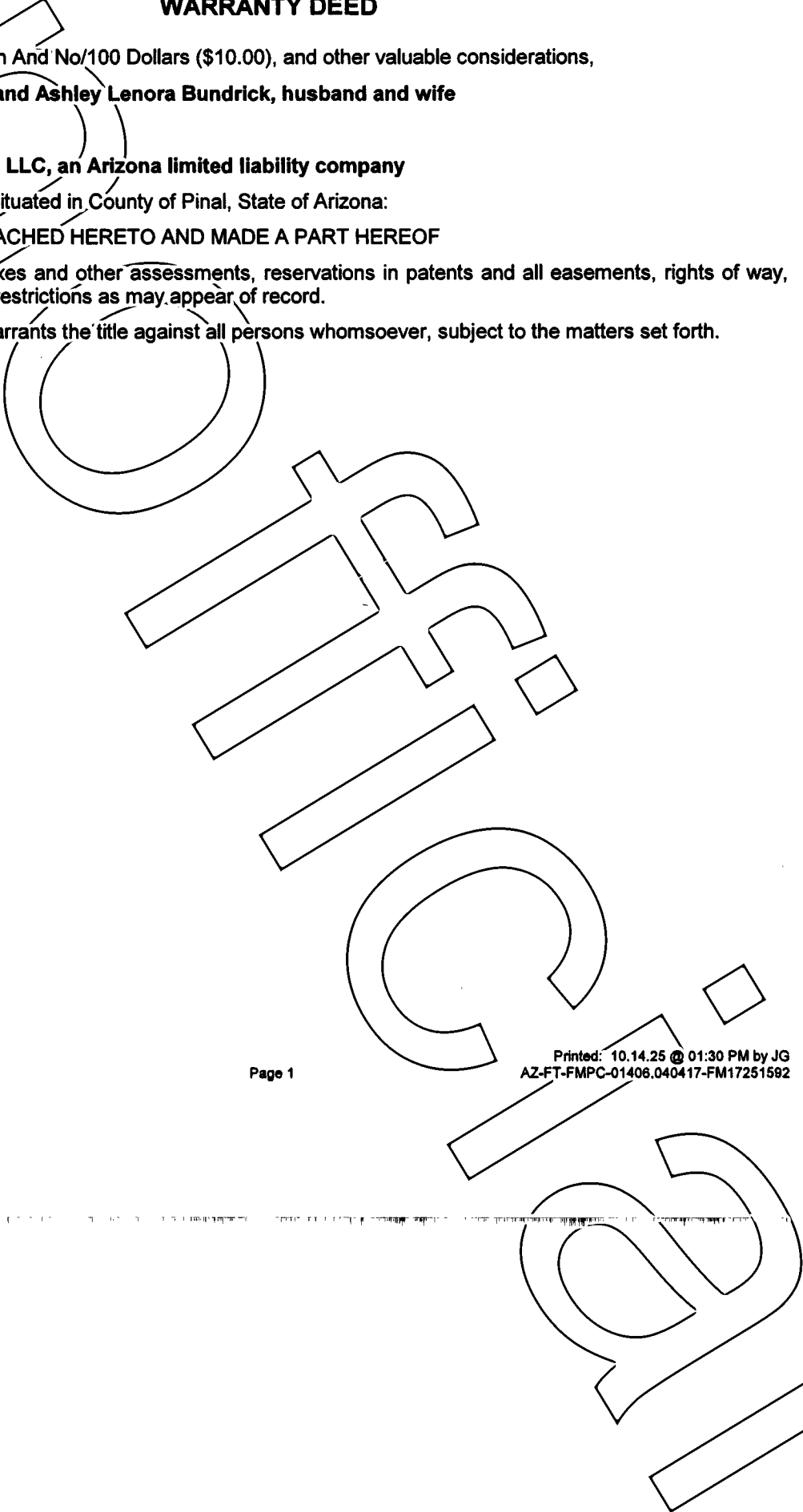
Pocket Point Investments LLC, an Arizona limited liability company

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, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.



WARRANTY DEED
(continued)

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

Dated: October 14, 2025



Bryan Thomas Bundrick


Ashley Lenora Bundrick

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 14th day of October, 2025, by
Bryan Thomas Bundrick and Ashley Lenora Bundrick


Notary Public

My Commission Expires: 8-15-2026

[SEAL]



BRIAN ROTHENBERG
Notary Public - Arizona
Pinal Co. / #630927
Expires 08/15/2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): and 512-43-48508,512-43-4850

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

Lot 46, Final Plat for Parcel 5 at Homestead North, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 138 and and Affidavit of Corrections Recorded in Recording No. 2005-169427 and Recorded in Recording No. 2006-006735

WARRANTY

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: and 512-43-48508, 512-43-4850
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:

Bryan Thomas Bundrick and Ashley Lenora Bundrick

41285 W Pryor Ln

Maricopa, AZ 85138-7269

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

Pocket Point Investments LLC, an Arizona limited liability company

3101 N Central Ave Ste 183 #6473

Phoenix, AZ 85012

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

41285 W Pryor Ln

Maricopa, AZ 85138-7269

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

Pocket Point Investments LLC, an Arizona limited liability company

3101 N Central Ave Ste 183 #6473

Phoenix, AZ 85012

(b) Next tax payment due 5/1/26

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 UNDERSIGNER 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 this 16 day of Oct. 20 25
Notary Public [Signature]
Notary Expiration Date 4.30.26

DOR FORM 82162 (02/2019)



KYL STEVEN VEGA,
Notary Public - Arizona
Maricopa Co. / #625507
Expires 04/30/2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-083911
RECORD DATE 10/16/2025

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: \$ 265,000 00

11. DATE OF SALE (Numeric Digits): 09 / 2025
Month / Year

12. DOWN PAYMENT \$ 31,000 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):

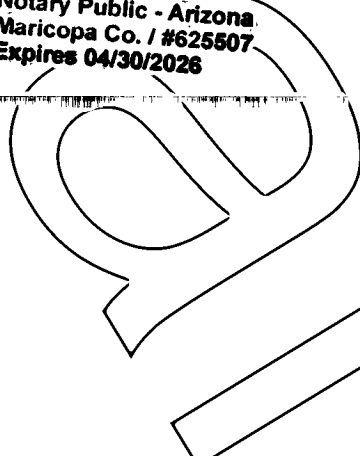
Buyer and Seller Herein

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 16 day of Oct 20 25
Notary Public [Signature]
Notary Expiration Date 4.30.26



KYL STEVEN VEGA,
Notary Public - Arizona
Maricopa Co. / #625507
Expires 04/30/2026



LEGAL DESCRIPTION

For APN/Parcel ID(s): and 512-43-48508,512-43-4850

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