



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*

DATE/TIME: 11/17/2025 1420
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-092794

AND WHEN RECORDED MAIL TO:
WF4, LLC
2223 W Pecos Rd Ste 2
Chandler, AZ 85224

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70251194-sd

WARRANTY DEED

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

James R. Creamer and Sandra D. Creamer, husband and wife, the GRANTOR

does hereby convey to

WF4, LLC, an Arizona limited liability company, the GRANTEE,

the following real property situated in **PINAL** County, Arizona:

Lot 112, FINAL PLAT FOR "PHASE II PARCEL 16/17 AT RANCHO EL DORADO", according to Cabinet D, Slide 77, records of Pinal County, Arizona.

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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 70251194-sd

Signatures and Notary Acknowledgment Page

Dated: October 20, 2025

James R. Creamer
James R. Creamer

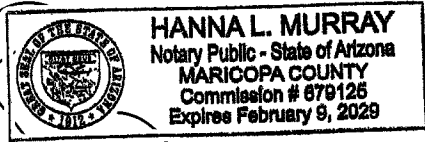
Sandra D. Creamer
Sandra D. Creamer

STATE OF ARIZONA }
COUNTY OF PINAL } SS

Subscribed and sworn to before me this 13 day of NOVEMBER 2025, by James R. Creamer and Sandra D. Creamer.

In witness whereof I hereunto set my hand and official seal.

Hanna L. Murray
Notary Public



My Commission Expires: 2.9.2029

Large diagonal watermark text: "Hanna L. Murray"

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-14-7240 0

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

James R. Creamer and Sandra D. Creamer

42346 W Sunland Dr

Maricopa, AZ 85138

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

WF4, LLC

2223 W Pecos Rd Ste 2

Chandler, AZ 85224

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

42346 W Sunland Dr

Maricopa, AZ 85138

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

WF4, LLC

2223 W Pecos Rd Ste 2

Chandler, AZ 85224

(b) Next tax payment due: April 1, 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. 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-092794
RECORD DATE 11/17/2025

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: \$ 180,000 00

11. DATE OF SALE (Numeric Digits): 10 / 2025
Month / Year

12. DOWN PAYMENT \$ 0 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 Lender

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):

Clear Title Agency of Arizona
355 E Germann Rd Ste 230, Gilbert, AZ 85297
(480)278-8470

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: James R. Creamer

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 13 day of November 2025

Notary Public: Hannah L. Murray

Notary Expiration Date: 2-9-2029

Signature of Buyer / Agent: Signed in Counterpart

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public

Notary Expiration Date



HANNAH L. MURRAY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 879125
Expires February 9, 2029

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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2223 W Pecos Rd Ste 2
Chandler, AZ 85224

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Maricopa, AZ 85138

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Signature of Seller / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Signed in Counterpart

Signature of Buyer / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 17 day of November 2025
Notary Public _____
Notary Expiration Date 10-24-2029

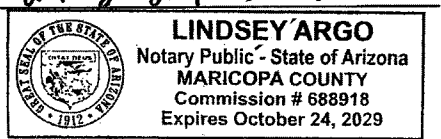


EXHIBIT "A"

Lot 112, FINAL PLAT FOR "PHASE II PARCEL 16/17 AT RANCHO EL DORADO", according to Cabinet D, Slide 77, records of Pinal County, Arizona.

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