



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 12/31/2025 0824

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-104952

**RECORDING REQUESTED BY:**

Parkway Title Agency

**AND WHEN RECORDED MAIL TO:**

660 SFR AZ Operations II LLC, a Delaware limited liability  
company  
14674 S Avalon Rd  
Arizona City, AZ 85123

ESCROW NO.: **AZ-25120107-CMP**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

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

**WJH SALES OF AZ LLC, an Arizona limited liability company**

do/does hereby convey to

**660 SFR AZ Operations II LLC, a Delaware limited liability company**

the following real property situated in Pinal County, 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 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.

GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

BY: [Signature]  
Authorized Signer

STATE OF ARIZONA  
County of MARICOPA

The foregoing instrument was acknowledged before me this 21 day of Dec,  
2022 by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited  
liability Company.

[Signature]  
Notary Public

My Commission Expires: 3/1/26

 OAKLEY KRAHENBUHL  
NOTARY PUBLIC - ARIZONA  
Maricopa County  
Commission # 628293  
My Comm. Exp. March 1, 2026

*[Large diagonal watermark text, likely "Draft" or "Copy"]*

**EXHIBIT "A"**

LOT 5508 OF ARIZONA CITY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 15 AND CORRECTED IN BOOK 19, PAGE 40 AND AMENDED IN CABINET A, SLIDE 4 TO 8.

Chonoff's

# AFFIDAVIT OF PROPERTY VALUE

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2025-104952  
 RECORD DATE 12/31/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 209-40-2410  
 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  
WJH SALES OF AZ LLC, an Arizona limited liability company  
2325 Lakeview Parkway, Suite 600  
Alpharetta, GA 30009

3. (a) BUYER'S NAME AND ADDRESS:  
660 SFR AZ Operations II LLC, a Delaware limited liability company  
1719 NJ- 10 (OR State Route 10), Suite 219  
Parsippany, NJ 07054

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

4. ADDRESS OF PROPERTY:  
1597 W TIGUA WAY  
Coolidge, AZ 85128

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
660 SFR AZ Operations II LLC, a Delaware limited liability company  
1597 W TIGUA WAY  
Coolidge, AZ 85128  
 (b) Next tax payment due: October 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: \$ 235,490 00

11. DATE OF SALE (Numeric Digits): 12 / 29  
 Month / Year

12. DOWN PAYMENT \$ 235,490 00

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

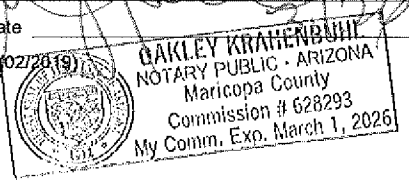
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Parkway Title Agency  
7702 E Doubletree Ranch Road, Suite 240  
Scottsdale, AZ 85258

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 ARIZONA, County of MARICOPA  
 Subscribed and sworn to before me on this 30 day of Dec 2025  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

Signature of Buyer / Agent \_\_\_\_\_  
 State of ARIZONA, County of MARICOPA  
 Subscribed and sworn to before me on this 30 day of Dec 2025  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**EXHIBIT "A"**

Lot 241 of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

