



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

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

DATE/TIME: 02/11/2026 1128
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2026-010662

AND WHEN RECORDED MAIL TO:
White Fig Homes JV, LLC
2223 W Pecos Rd Ste 2
Chandler, AZ 85224

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow.No.: 70260112-sd

WARRANTY DEED

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

Diana C. Boyd, as Successor Trustee of The Gerald D. Boyd Trust UAD, October 17, 2003, the GRANTOR

does hereby convey to

White Fig Homes JV, LLC, an Arizona limited liability company, the GRANTEE,

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

Lot 131, of IRONWOOD VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D , Slide 36.

Pursuant to ARS§ 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

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.: 70260112-sd

Signatures and Notary Acknowledgment Page

Dated: January 28, 2026

The Gerald D. Boyd Trust UAD, October 17, 2003

BY: Diana C. Boyd
Diana C. Boyd
Successor Trustee

STATE OF ARIZONA }
COUNTY OF _____ }SS

Subscribed and sworn to before me this _____ day of _____, 20____, by Diana C. Boyd, who acknowledges to be the Successor Trustee of The Gerald D. Boyd Trust UAD, October 17, 2003, and as such officer is duly authorized to sign on behalf of the Trust

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

Notary Public

My Commission Expires: _____

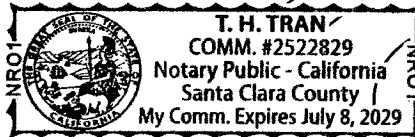
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 05 day
of Feb, 2026, by Diana C. Boyd

_____, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature] (Seal)



Escrow No.: 70260112-sd

BENEFICIARY DISCLOSURE

The undersigned, being the Trustee(s) of the The Gerald D. Boyd Trust UAD, October 17, 2003, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed pursuant to ARS 33-404, are as follows:

NAME: Diana C. Boyd

ADDRESS: 1492 Carrington Cir San Jose, CA 95125

NAME: _____

ADDRESS: _____

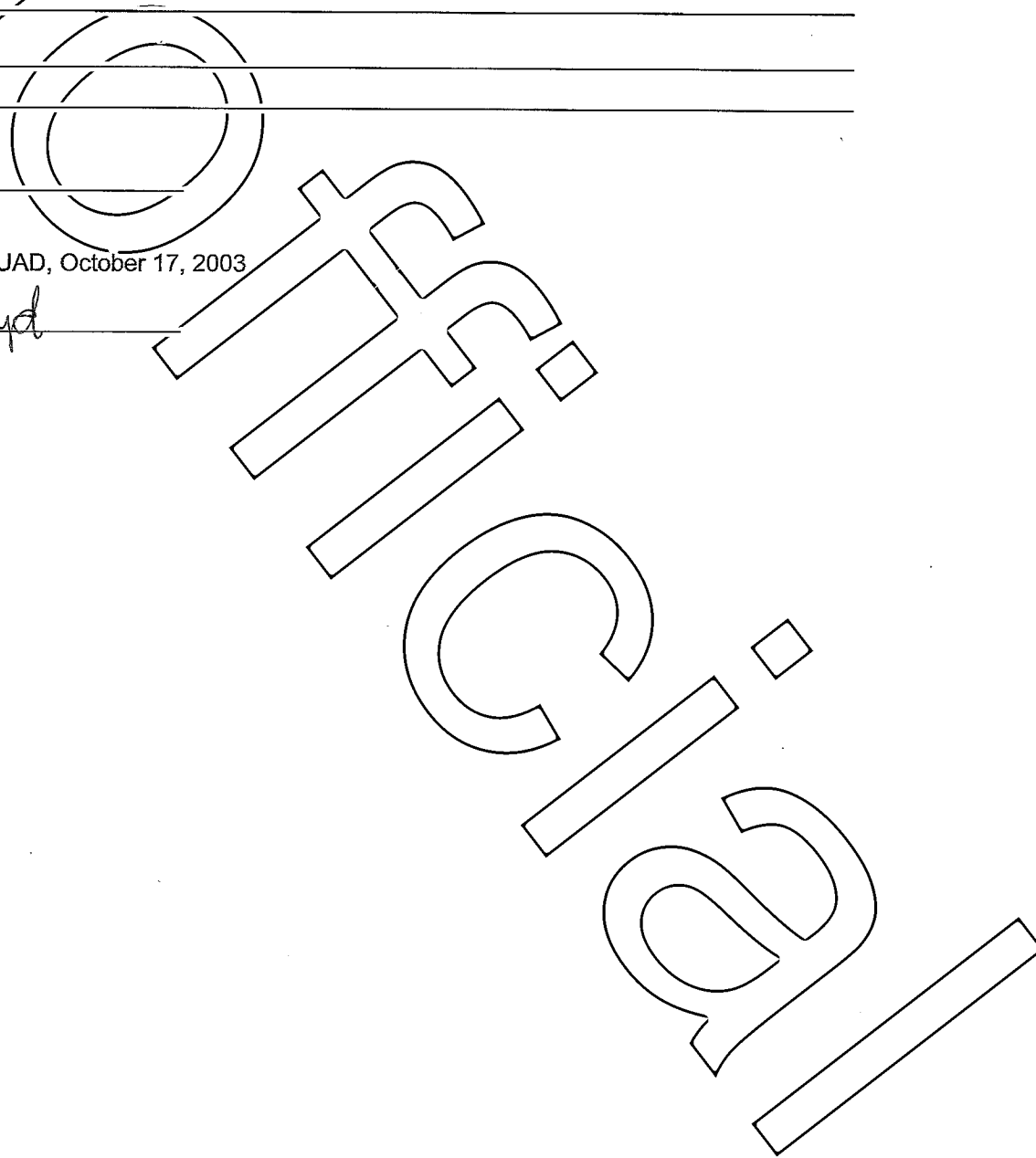
NAME: _____

ADDRESS: _____

Date: 2/5/26

The Gerald D. Boyd Trust UAD, October 17, 2003

BY: Diana C. Boyd
Diana C. Boyd
Successor Trustee



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-88-1310

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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Diana C. Boyd, as Successor Trustee of The Gerald D. Boyd Trust UAD, October 17, 2003

1492 Carrington Circle

San Jose, CA 95125

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

White Fig Homes JV, 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:

1533 E Laurel Dr

Casa Grande, AZ 85122

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

White Fig Homes JV, LLC

2223 W Pecos Rd Ste 2

Chandler, AZ 85224

(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
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.

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: Diana C Boyd

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 9th day of Feb 2026

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2026-010662
RECORD DATE 02/11/2026

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: \$ 140,000 00

11. DATE OF SALE (Numeric Digits): 01 / 2026
Month / Year

12. DOWN PAYMENT \$ 4,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller loan (Carryback) (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.

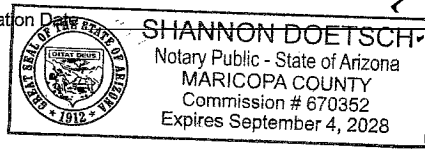
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 9th day of Feb 2026

Notary Public

Notary Expiration Date



CALIFORNIA JURAT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

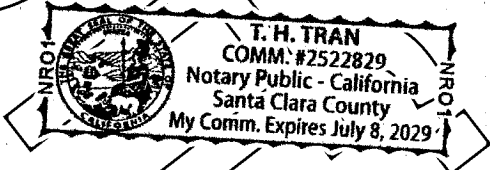
State of CALIFORNIA }

County of Santa Clara }

Subscribed and sworn to (or affirmed) before me on this 05 day of February, 2026,

by Diana C. Boyd

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



[Signature]
Notary Public Signature

(Seal)

OPTIONAL INFORMATION

DOCUMENT

Affidavit of Property Value

(name or type of document)

(number of pages)

(document date)

EXHIBIT "A"

Lot 131, of IRONWOOD VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 36.

IRONWOOD VILLAGE