



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 02/13/2026 1556

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-011699

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:

Order_No.: 26-107580

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Grandma's Casita, LLC, an Arizona Limited Liability Company

do/does hereby convey, to

Manuel Reynoso, an unmarried man

the following real property located in Pinal County, Arizona:

See legal description "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, the Grantor warrants the title against all persons whomsoever.

Dated this 11th day of February, 2026

Grandma's Casita, LLC, an Arizona Limited Liability Company

Joseph R. Wirthlin

Joseph R. Wirthlin, Member

Robin O. Wirthlin

Robin O. Wirthlin, Member

STATE OF Texas

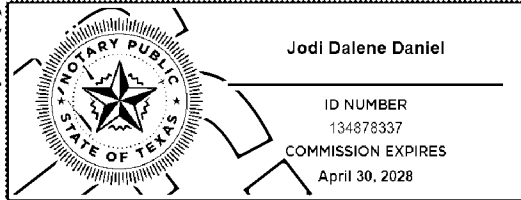
COUNTY OF Parker

This instrument was acknowledged before me this 11th day of February, 2026 by Joseph Wirthlin, as Member, and Robin Wirthlin, as Member, of Grandma's Casita, LLC, an Arizona Limited Liability Company, on behalf of the company.

Jodi Dalene Daniel

Notary Public

My Commission Expires: 04/30/2028



Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
Legal Description

LOT 128, SUPERSTITION VIEWS UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 16.

APN: 210-64-1280

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-64-1280
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLERS NAME & ADDRESS:

Grandma's Casita, LLC, an Arizona Limited Liability Company

5363 Clearview Drive

Troy MI 48098

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

Manuel Reynoso
520 Redlands Ave
Claremont, CA 91711

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

4. ADDRESS OF PROPERTY:

2300 E. Magma Road Unit 128
San Tan Valley, AZ 85143

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

Manuel Reynoso
520 Redlands Ave
Claremont, CA 91711

(b) Next tax payment due October 2026

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box[Enter Data]

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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
- (b) Special Warranty Deed
- (c) Joint Tenancy Deed
- (d) Contract or Agreement
- (e) Quit Claim Deed
- (f) Other

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2026-011699
 RECORD DATE 02/13/2026

10. SALE PRICE: \$240,000.00

11. DATE OF SALE (Numeric Digits): 02/2026
 Month / Year

12. DOWN PAYMENT \$ 40,000. **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: Private Loan

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 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):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

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 [Signature]

State of AZ County of Maricopa

Subscribed and sworn to before me on this 13 day of Feb 2026

Notary Public [Signature]

Notary Expiration Date 10-15-20

Signature of Buyer/Agent Manuel Reynoso

State of _____ County of _____

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

Notary Public See attached

Notary Expiration Date _____

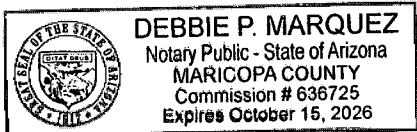


EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

LOT-128, SUPERSTITION VIEWS UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 16.

UNBORN

JURAT

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th day of February, 20 26 by Manuel Reynoso

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

Signature

(Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit of property

(Title or description of attached document)

Value

(Title or description of attached document continued)

Number of Pages 01 Document Date 02/12/2026

Additional information