



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 02/20/2026 1501  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2026-013669

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
WJH Sales of AZ LLC  
2325 Lakeview Pkwy #600  
Alpharetta, GA 30009

WARRANTY DEED

File No. 207-6383799 (JW)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**JCV Marketing & Investment Group LLC, an Arizona limited liability company, the GRANTOR**  
does hereby convey to

**WJH Sales of AZ LLC, an Arizona limited liability company, the GRANTEE**

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

Parcel No. 1:

Lots 5249 and 5252, 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 Amended in Cabinet A, Slides 4 through 8.

Parcel No. 2:

Lot 2506, of ARIZONA CITY UNIT SIX, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 54.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 207-6383799 (JW)  
A.P.N.: 407-07-249

Warranty Deed - continued

DATED: January 23, 2026

JCV Marketing & Investment Group LLC, an  
Arizona limited liability company

By:

*[Handwritten Signature]*  
Name: Julio C. Villacis  
Title: Authorized Signer

STATE OF

County of

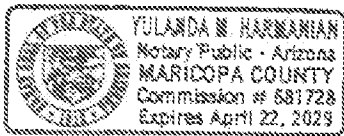
*Maricopa* ) ss.

On February 20, 2026, before me, the undersigned Notary Public, personally appeared **Julio C. Villacis as Authorized Signer for JCV Marketing & Investment Group LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 04-22-2029

*[Handwritten Signature]*  
Notary Public



*[Large stylized watermark text: JCV]*

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 407-07-249 - SPLIT  
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? 2

Please list the additional parcels below (attach list if necessary):

(1) 407-07-252 (3) 407-07-253  
(2) 408-06-068 (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

JCV Marketing & Investment Group LLC  
11218 N 15th Lane  
Surprise, AZ 85379

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

WJH Sales of AZ LLC  
2325 Lakeview Pkwy #600  
Alpharetta, GA 30009

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

14977 S Avalon Rd  
Arizona City, AZ 85123

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

WJH Sales of AZ LLC  
2325 Lakeview Pkwy #600  
Alpharetta, GA 30009

(b) Next tax payment due \_\_\_\_\_

**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.  Agriculture
- 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."

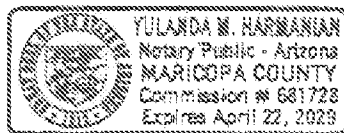
**8. If you checked e or f in item 6 above, indicate the number of units:** \_\_\_\_\_

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE 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 26 day of February, 2026  
Notary Public: \_\_\_\_\_  
Notary Expiration Date: 04-22-2029

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2026-013669  
RECORD DATE 02/20/2026

**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:** \$ 114,000.00 00

**11. DATE OF SALE (Numeric Digits):** 1/20/26  
Month/Year

**12. DOWN PAYMENT:** \$ \_\_\_\_\_ 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: \$ 0 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: \_\_\_\_\_

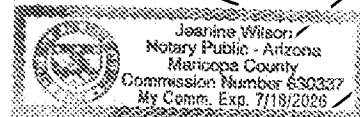
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**

WJH Sales of AZ LLC  
2325 Lakeview Pkwy #600  
Alpharetta, GA 30009

**18. LEGAL DESCRIPTION (attach copy if necessary):**

Lot 5249, of ARIZONA CITY UNIT NINE (10 / 15)

Signature of Buyer / Agent: \_\_\_\_\_  
State of Arizona \_\_\_\_\_, County of Maricopa  
Subscribed and sworn to before me on this 20 day of Feb, 2026  
Notary Public: \_\_\_\_\_  
Notary Expiration Date: 7/18/2026



**EXHIBIT 'A'**

File No.: **207-6383799 (JW)**

Property: **14977 S Avalon Rd, Arizona City, AZ 85123**

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**A.P.N. 407-07-249**