



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recording requested by:
LENNAR TITLE, INC.

When recorded mail to:
Serenity E. Sells
36585 W Maddaloni Ave
Maricopa, AZ 85138

DATE/TIME: 03/12/2026 1601

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-020422

Escrow No.: 122000-019007

WARRANTY DEED

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

Slate Non-NC/Non-WA Property Owner LLC, a Delaware limited liability company

do hereby convey to

Serenity E. Sells, a single woman

the following described real property situated in Pinal, Arizona:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" 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: March 5, 2026

Slate Non-NC/Non-WA Property Owner LLC, a Delaware limited liability company

By: [Signature]
Marcos Egipciano, Authorized Signatory

State of Florida
County of Miami-Dade

On March 6, 2026 before me, the undersigned a Notary Public in and for said County and State, personally appeared Marcos Egipciano, the Authorized Authority of Slate Non-NC/Non-WA Property Owner LLC, a Delaware limited liability company 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]
Notary Public

My Commission expires: July 31, 2028



EXHIBIT A

Lot 2, of ANDERSON FARMS PHASE 1A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-014823.

Anderson Farms

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-03-0570
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Slate Non-NC/Non-WA Property Owner LLC, a Delaware limited liability company
30 Hudson Yards, Suite 7500
New York, NY 10001

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

Serenity E. Sells
5059 W Chicago Circle S
Chandler, AZ 85226

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

36585 W Maddaloni Ave
Maricopa, AZ 85138

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

Serenity E. Sells
36585 W Maddaloni Ave
Maricopa, AZ 85138

(b) Next tax payment due date October 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 a 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 Florida County of Miami-Dade
Subscribed and sworn to before me this 3 day of March, 2026
Notary Public _____
Notary Expiration Date July 31, 2028


Dina Martinez Orriols
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 577430
My Commission Expires July 31, 2028

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2026-020422
03/12/2026

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 \$ 319500 00

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

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):

Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):
LEGAL DESCRIPTION ATTACHED HERETO.

Signature of Buyer Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me this 3 day of March, 2026
Notary Public _____
Notary Expiration Date 5-30-2028


MELINDA J LINDNER
Notary Public, State of Arizona
Maricopa County
Commission # 667148
My Commission Expires
May 30, 2028

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