



OFFICIAL RECORDS OF PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 04/01/2026 1244

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-026775

at the request of Pioneer Title Agency, Inc. When recorded mail to ELS Ventures Multi Family, LLC, an Arizona Limited Liability Company 415 Crocker Ave. Pacific Grove, CA 93950

7041030181 - MH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Elstob Real Estate Brokerage LLC, an Arizona limited liability company, as to Parcel No. 1 and 2, and ELS Ventures, LLC, an Arizona limited liability company, as to Parcel No. 3 do/does hereby convey to

ELS Ventures Multi Family, LLC, an Arizona 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.

The Grantor warrants the title against all persons whomsoever.

DATED: March 31, 2026

Elstob Real Estate Brokerage LLC, an Arizona Limited Liability Company ELS Ventures LLC, an Arizona Limited Liability Company

Winston James Elstob

Winston James Elstob, as Manager

State of Arizona

County of Maricopa

Holder Elstob

Holder Elstob, as Authorized Agent

} } ss. }

The foregoing instrument was acknowledged before me this 31st day of March, 2026 by Winston James Elstob, as Manager of Elstob Real Estate Brokerage LLC, an Arizona Limited Liability Company.

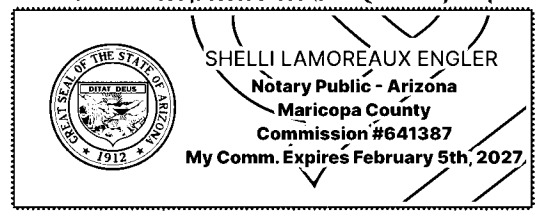
Shelli Lamoreaux Engler

NOTARY PUBLIC

My commission expires: 02/05/2027

See attached for additional notary acknowledgement

Notarized remotely online using communication technology via Proof.

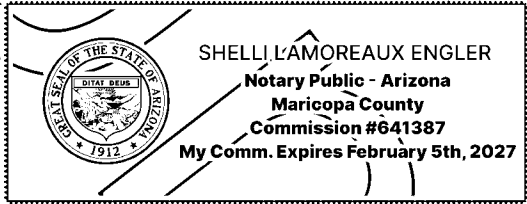


State of Arizona

}  
} ss.  
}

County of Maricopa

The foregoing instrument was acknowledged before me this 31st day of March, 2026 by Holden Elstob, as Authorized Agent of ELS Ventures LLC, an Arizona Limited Liability Company.



*Shelli Lamoreaux Engler*

NOTARY PUBLIC

My commission expires: 02/05/2027

Notarized remotely online using communication technology via Proof.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: March 31, 2026 / Consisting of 3 Pages  
 Parties to Document:  
 ELS Ventures Multi Family, LLC, an Arizona Limited Liability Company  
 Elstob Real Estate Brokerage LLC, an Arizona limited liability company,

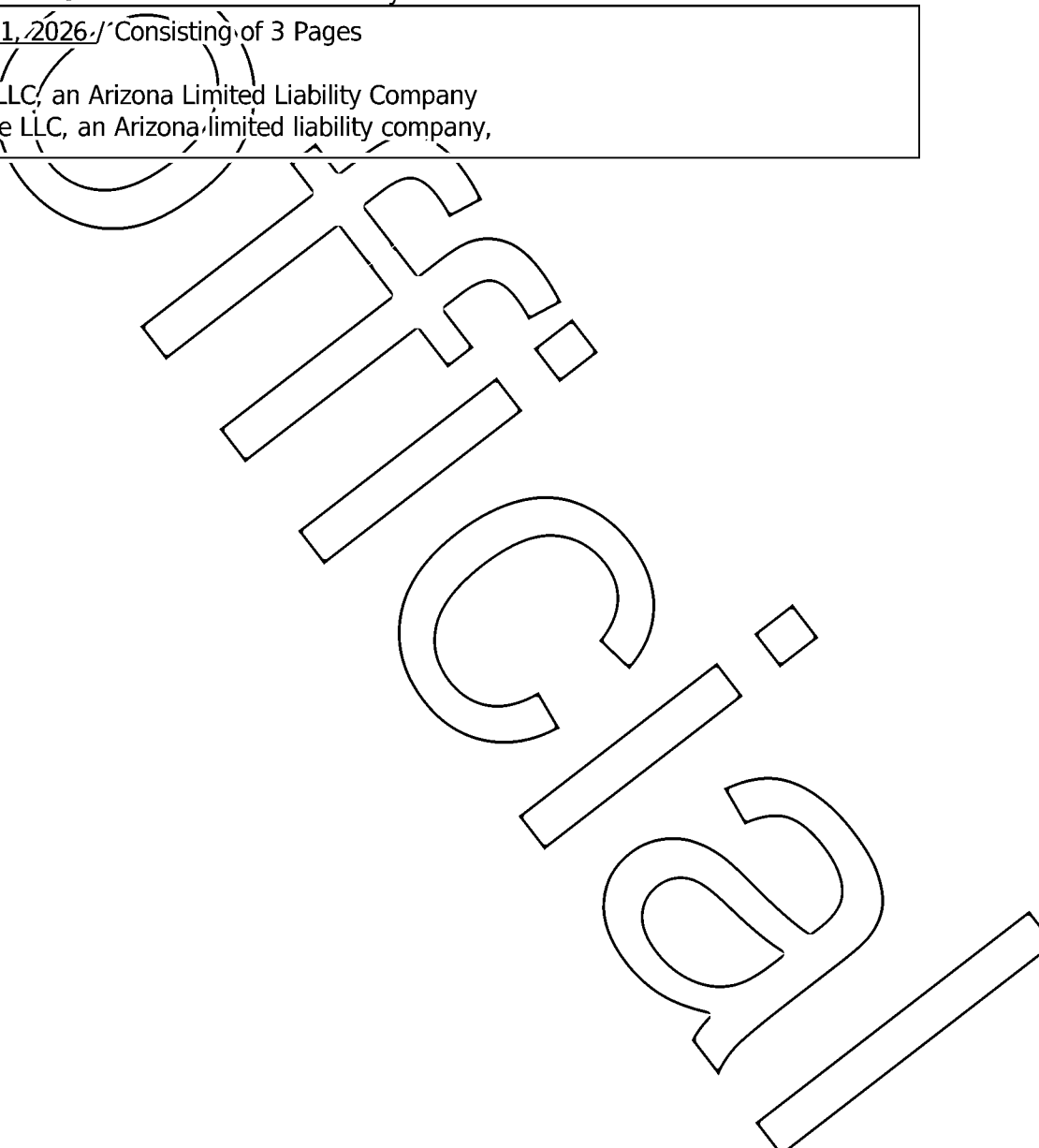


Exhibit A

PARCEL NO. 1:

LOT 170, OF FINAL PLAT FOR PARCEL 2 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 86.

PARCEL NO. 2:

LOT 281, OF GHOST RANCH UNIT II, PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 163.

PARCEL NO. 3:

LOT 7, OF THE VILLAGE AT SAN TAN HEIGHTS PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 91 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2002-064313, OF OFFICIAL RECORDS.

Source

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 509-38-5500  
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) 509-13-2450 (2) 210-68-2960  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Elstob Real Estate Brokerage LLC, an AZ LLC & ELS Ventures LLC, an AZ LLC  
3300 N. Scottsdale Rd, Apt 3005  
Scottsdale, AZ 85251

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

ELS Ventures Multi Family, LLC, an Arizona Limited Liability Company  
415 Crocker Ave.  
Pacific Grove, CA 93950

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

## 4. ADDRESS OF PROPERTY:

531 W Gascon Rd, San Tan Valley, AZ 85143  
Queen Creek, AZ 85142

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

ELS Ventures Multi Family, LLC, an Arizona Limited Liability Company  
415 Crocker Ave.  
Pacific Grove, CA 93950

(b) Next tax payment due October, 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 definitions 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.

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2026-026775  
RECORD DATE 04/01/2026

## 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: \$ 1,017,300.00

11. DATE OF SALE (Numeric Digits): 03 / 2026  
Month / Year

12. DOWN PAYMENT \$ 1,017,300.00

## 13. METHOD OF FINANCING:

- a.  Cash (100% of sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_  
d.  Seller Loan (Carryback)

## 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):

Pioneer Title Agency, Inc.  
421 S Beeline Hwy  
Payson, AZ 85541  
(928) 474-3235

LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.



Signature page: Affidavit of Real Property Value  
File No.: 7041030181 - MH

Mandi Bowman  
Signature of Seller / Agent  
State of Arizona County of Gila  
Subscribed and sworn to before me on this 1 day of  
April 2020  
Notary Public Mandi Bowman  
Notary Expiration Date 1/14/2029

Mandi Bowman  
Signature of Buyer / Agent  
State of Arizona County of Gila  
Subscribed and sworn to before me on this 1 day of  
April 2020  
Notary Public Mandi Bowman  
Notary Expiration Date 1/14/2029



Escrow No. 7041030181 - MH

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