

When recorded mail to:

Arizona Department of Real Estate
Enforcement & Compliance
100 N. 15th Ave, Suite 201
Phoenix, AZ 85007

E & C File No. 25F-089

2026-01972



Page 1 of 24

Polly Merriman, Graham County Recorder

Requested By: Arizona Dept Of Real Estate

04-27-2026 02:11 PM Recording Fee \$15.00

THIS SPACE RESERVED FOR RECORDING INFORMATION

Cease and Desist Order and Notice of Right to Request Hearing

25F-089

**In the matter of the unlicensed Real Estate activity violations of
MV Realty of Arizona LLC, MV Realty PBC, LLC, Amanda Zachman, Antony Mitchell, and
David Manchester**



DO NOT REMOVE

Part of the official document

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 9/21/26 

Authorized Clerk

4/21/2026

Amanda Zachman
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

David Manchester
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

Antony Mitchell
6615 W Boynton Beach Blvd, #394
Boynton Beach, FL 33437

Terri Cary-Clark
10 Pinon Dr. #2020
Sedona, AZ 86336

MV Realty of Arizona, LLC
MV Brokerage of Arizona, LLC
% CT Corporation System
3800 N Central Ave, Suite 460
Phoenix, AZ 85012

MV Realty PBC, LLC
1451 W Cypress Creek Road
Suite 300
Ft. Lauderdale, FL 33309
and
1451 NW 62nd St., Ste 300
Ft. Lauderdale, FL 3309

RE: E&C File No. **25F-089**

The Arizona Department of Real Estate (the "Department") has reviewed the findings from its investigation into the collection of termination fees for the Memorandums of MVR Homeowner Benefit Agreements ("Memorandums") recorded throughout Graham County, AZ.

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept of Real Estate.

Date: 4/21/20 
Authorized Clerk

Arizona Department of Real Estate (ADRE)
Enforcement & Compliance Division

25F-089
4/21/2026
Page 2

Documents and statements obtained by the Department establish that you, acting through your entity, engaged in unlicensed real estate activity. Specifically you performed acts requiring a real estate broker's license without holding an active license, by demanding compensation for the termination of an 'Exclusive Property Engagement Agreement'. Your conduct demonstrates a clear disregard for state laws and rules related to real estate.

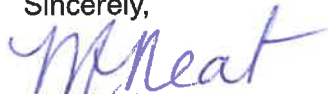
Your conduct violated Arizona Revised Statutes (A.R.S.) and Arizona Administrative Code (A.A.C.), establishing grounds to deny, suspend, or revoke your brokerage license.

Pursuant to the authority granted to the Commissioner under A.R.S. § 32-2154, the Department has issued the enclosed Cease and Desist Order, dated April 21, 2026.

Pursuant to A.R.S §32-2154, if it appears that any person has engaged, is engaging or is preparing to engage in any act, practice or transaction that constitutes a violation of Title 32, Chapter 20, the Department may issue an order directing any person to cease and desist from engaging in the act, practice or transaction or doing any act in furtherance of the act, to make restitution or to take appropriate affirmative action to correct the conditions resulting from the act, practice or transaction.

Direct all inquiries or correspondence through the Department's Message Center, using the subject "Enforcement and Compliance."

Sincerely,



Mandy Neat
Deputy Commissioner
Enforcement and Compliance Division

MN/LA

C: File **25F-089**



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Date: 4/21/26 
Authorized Clerk



1
2 Arizona Department of Real Estate
3 100 North 15th Avenue, Suite 201
4 Phoenix, Arizona 85007
5 Telephone: (602) 771-7760

6 **BEFORE THE ARIZONA DEPARTMENT OF REAL ESTATE**

7 In the matter of the real estate activities of:

File No.: 25F-089

8 **MV Realty of Arizona LLC**, holder of license
9 number LC697373000

**CEASE AND DESIST ORDER AND
NOTICE OF RIGHT TO REQUEST
HEARING**

10 **MV Realty PBC, LLC**, an unlicensed entity

11 **MV Brokerage of Arizona, LLC**, an unlicensed
12 entity

13 **Amanda Zachman**, an unlicensed individual

14 **Antony Mitchell**, an unlicensed individual

15 **David Manchester aka Davis Manchester**, an
16 unlicensed individual and

17 **Teri Cary-Clark**, an unlicensed individual

18 Respondents.

19 DIRECTED TO:

20 **Amanda Zachman**
21 401 East Atlantic Avenue, #201
22 Delray Beach, FL 33483

David Manchester
401 East Atlantic Avenue, #201
Delray Beach, FL 33483

Antony Mitchell
6615 W Boynton Beach Blvd, #394
Boynton Beach, FL 33437

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Date: 4/21/26

Authorized Clerk



1
2 **Terri Cary-Clark**
10 Pinon Dr. #2020
Sedona, AZ 86336

3
4 **MV Realty of Arizona, LLC**
MV Brokerage of Arizona, LLC
% CT Corporation System
5 3800 N Central Ave, Suite 460
Phoenix, AZ 85012

6
7 **MV Realty PBC, LLC**
1451 W Cypress Creek Road
Suite 300
8 Ft. Lauderdale, FL 33309

9 The Commissioner of the Arizona Department of Real Estate (the "Commissioner" and
10 "Department", respectively), based upon information and belief, alleges:

11 **FACTS**

12 1. On or about June 24, 2021, the Department issued original real estate entity
13 license number LC697373000 license to MV Realty of Arizona LLC ("MV Realty AZ") or
14 "Respondent. The entity's license became inactive on May 30, 2025, when its Designated
15 Broker Terri Cary-Clark ("Cary") severed her employment with the brokerage. MV Realty AZ's
license expired on January 1, 2026.

16 2. According to Arizona Corporation Commission ("ACC") records, MV Realty of
17 Arizona, LLC ("MV Realty AZ") is an Arizona limited liability company formed on June 20,
18 2020. The entity was managed by four managers: Amanda Zachman, Antony Mitchell, David
Manchester, and Terri-Cary-Clark.

19 3. According to Arizona Corporation Commission ("ACC") records, MV Brokerage
20 of Arizona, LLC is an Arizona limited liability company formed on October 4, 2022. The entity
21 is managed by three members: Amanda Zachman, Antony Mitchell, and David Manchester.
22 MV Brokerage of Arizona, LLC does not have an Arizona real estate license.

hereby certify that the annexed
instrument is a true and correct copy
of the original on file with the AZ Dept.
of Real Estate.

Date:

4/21/2010 

Authorized Clerk

1
2 **FACTUAL FINDINGS**

3 4. On March 26, 2026, Commissioner Nicolson sent Respondents ORDERS FOR
4 SUMMARY SUSPENSION AND CEASE AND DESIST. (RECORDED DOCUMENT
5 NUMBER: 20260177888).

6 5. The single Memorandum of MVR Homeowner Benefit Agreement
7 (Memorandum) referenced in the Cease and Desist order on March 26, 2026 represents only
8 one of several hundred throughout the state of Arizona and numerous similar agreements
9 that exist throughout Graham County.

10 6. The performance of the licensed activity described in these memorandums is
11 prohibited, as MV Realty AZ does not hold an active Arizona real estate license and MV
12 Brokerage of Arizona has never held an Arizona real estate license constitutes a violation of
13 A.R.S. § 32-2165 and A.A.C. R4-28-306.

14 7. Pursuant to A.R.S. § 32-2155 it is unlawful for any person, firm or corporation
15 to pay or deliver compensation to anyone for performing the acts of a broker if they do not
16 have an active license at the time the service is rendered.

17 8. Furthermore, the HBA's and Memorandums utilized by Respondents constitute
18 "exclusive property engagement agreements" as defined by A.R.S. § 44-501. By recording
19 these HBAs with the county recorder, creating covenants that purportedly run with the land,
20 establishing terms lasting longer than twelve months, and attempting to authorize
21 encumbrances on residential real estate, Respondents have engaged in unlawful practices in
22 direct violation of A.R.S. § 44-502. Pursuant to A.R.S. § 44-503, such contracts and
23 agreements recorded in violation of this chapter are void and unenforceable. By violating
24 these state laws relating to real estate Respondent's actions constitute a violation of A.R.S. §
25 32-2153(B)(9).

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept of Real Estate.

Date: 4/21/2009 
Authorized Clerk

1
2 **CEASE AND DESIST**

3 NOW, THEREFORE, the Commissioner finds all existing "MVR Homeowner Benefit
4 Agreements" (HBA) and "Memorandum of MVR Homeowner Benefit Agreements"
5 (Memorandum) recorded by the Respondents at various Arizona County Recorders to be in
6 violation of the Arizona Revised Statutes and Arizona Administrative Code as outlined above.
7 Thus, the Commissioner is issuing this Cease and Desist Order directing Respondents to
8 immediately cease and desist from engaging in acts, practices and transactions which
9 require a real estate license.

10 **IT IS ORDERED** that Respondents immediately cease and desist from engaging in
11 any licensed real estate activity including sales, listing, rental and/or leasing activity, and
12 collection of termination fees associated with their HBAs and Memorandums that are
13 predicated on them listing real property as an active licensed real estate broker,
14 compensation or any other thing of value for real estate agreements as defined by A.R.S. §
15 32-2101 in any capacity whatsoever, directly or indirectly, within the State of Arizona, until
16 such time as this Cease and Desist Order is Vacated by the Commissioner. The restriction
17 and covenant placed on properties by the MV Realty of Arizona HBAs and Memorandums
18 are henceforth unenforceable.

19 This order specifically attaches to but is not limited to MV Realty HBAs, including, but
20 not limited to the following known recorded Memorandum of MVR Homeowner Benefit
21 Agreements.
22

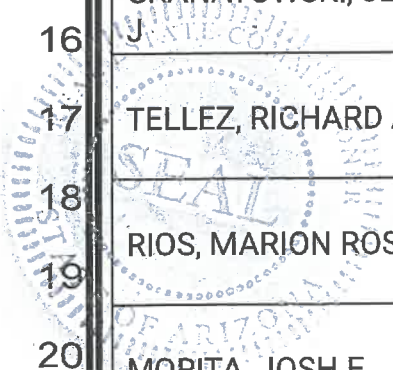
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Date: 4/21/26 
Authorized Clerk



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Owner Name(s)	Property Address	Parcel Number-	Recorded Document Number
BECK, DIANA M	355 S 400th E, Pima, AZ 85543	105-26-010A	2021-07139
LOPEZ, ERIK	1508 South Central Avenue, Safford, AZ 85546	101-08-036	2021-07343
RIOS, IGNACIO A JR	2147 S Shannon Rd, Safford, AZ85546	103-16-185	2021-07598
TAPIA, ARTHUR T	314 E 24th Pl, Safford, AZ 85546	103-07-051C	2021-07988
TAPIA, ARTHUR T	314 E 24th Pl, Safford, AZ 85546	103-07-051C	2021-08049
RENTERIA, LORINDA M	1263 W 18th St, Safford, AZ 85546	101-25-022	2021-08067
GONZALES, ROBERT F	644 W Keisha Ln, Safford, AZ 8556	103-08-200	2022-00286
GRANATOWSKI, AMIE and GRANATOWSKI, JEREMIAH	1740 W 14th Dr, Safford, AZ 85546	101-27-111	2022-02067
TELLEZ, RICHARD A	1473 S Hummingbird Ln, Thatcher, AZ 85552	104-35-242	2022-02258
RIOS, MARION ROSE	1290 W 27th St, Safford, AZ 5546	103-33-192	2022-02352
MORITA, JOSH E	1203 W Tucson St, Safford, AZ 85546	103-06-216	2022-02782
MIZER, ANTOINETTE GAIL	448 S 100th E, Pima, AZ 85543	105-39-021	2022-03568



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Date: 9/21/20 _____
Authorized Clerk



I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date:

4/21/26 

Authorized _____

1 authority to act on behalf of the Department will be present at the conference. **The**
2 **Department is under no obligation to accept settlement terms Respondents may offer.**

3 The Informal Settlement Conference will not delay the scheduled hearing.

4 The Notice of Appeal and request for an Informal Settlement Conference should be
5 addressed to:

6 Enforcement and Compliance Division
7 Arizona Department of Real Estate
8 100 North 15th Avenue, Suite 201
9 Phoenix, Arizona 85007

10 DATED this 21st day of April, 2026.

11 
12 **SUSAN NICOLSON, Commissioner**
13 Arizona Department of Real Estate

14 **Additional Notice**

15 Pursuant to section 41-1093.01, Arizona Revised Statutes, an agency shall limit all
16 occupational regulations to regulations that are demonstrated to be necessary to specifically
17 fulfill a public health, safety or welfare concern. Pursuant to sections 41-1093.02 and
18 41-1093.03, Arizona Revised Statutes, you have the right to petition this agency to repeal or
19 modify the occupational regulation or bring an action in a court of general jurisdiction to
20 challenge the occupational regulation and to ensure compliance with section 41-1093.01,
21 Arizona Revised Statutes.

22 COPY of the foregoing sent via Certified U.S. Mail
this 21st day of April, 2026, to:

Receipt No:

Amanda Zachman 9414 8098 9864 3080 8096 20
401 East Atlantic Avenue, #201

I hereby certify that the annexed instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date:

4/21/2008

Authorized Clerk

1 Delray Beach, FL 33483

2 **David Manchester** 9414 8098 9864 3080 8097 12
3 401 East Atlantic Avenue, #201
4 Delray Beach, FL 33483

5 **Antony Mitchell** 9414 8098 9864 3080 8098 35
6 6615 W Boynton Beach Blvd, #394
7 Boynton Beach, FL 33437

8 **Terri Cary-Clark** 9414 8098 9864 3080 8097 36
9 10 Pinon Dr. #2020
10 Sedona, AZ 86336

11 **MV Realty of Arizona, LLC** 9414 8098 9864 3080 8098 66
12 **MV Brokerage of Arizona, LLC** 9414 8098 9864 3580 2320 72
13 % CT Corporation System
14 3800 N Central Ave, Suite 460
15 Phoenix, AZ 85012

16 **MV Realty PBC, LLC** 9414 8098 9864 3580 2321 02
17 1451 W Cypress Creek Road
18 Suite 300
19 Ft. Lauderdale, FL 33309

20 **Respondents**

21 Receipt No

22 COPY of the foregoing mailed regular mail
this 21st day of April, 2026 to:

23 Lynette Evans, AAG
24 Office of the Attorney General, State of Arizona
25 2005 N. Central Avenue
26 Phoenix, AZ 85004-1592
27 Attorney for the Department


28 COPY of the foregoing sent via email
this 21st day of April, 2026 to:

29 Lynette Evans, AAG, Evans, Lynette.Evans@azag.gov

30 COPY of the foregoing delivered this
31 same day to:

I hereby certify that the annexed
document is a true and correct copy
of the original on file with the AZ Dept.
of Real Estate.

Date:

4/21/26 

Authorized Clerk

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Arizona Department of Real Estate
Assistant Commissioner, Audits, Investigations, Enforcement and Compliance
Department Compliance Officer
ADRE Deputy Commissioner
E&C for Real Estate Bulletin

Ria Hendrickson



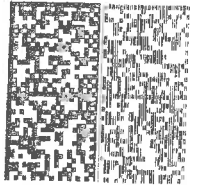
I hereby certify that the attached instrument is a true and correct copy of the original on file with the AZ Dept. of Real Estate.

Date: 4/21/20
Authorized Clerk



POLLY MERRIMAN
GRAHAM COUNTY RECORDER
PO BOX 747
SAFFORD, AZ. 85548
Return Service Requested

ARIZONA DEPARTMENT OF REAL ESTATE
ENFORCEMENT & COMPLIANCE
SUITE 201
100 N 15TH AVE
PHOENIX AZ 85007



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Arizona Department of Real Estate

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