



SANTA CRUZ COUNTY
RECORDER'S OFFICE

ANITA MORENO
RECORDER

YOLANDA KORY
CHIEF DEPUTY RECORDER

Date: 5/5/2026

To: Az Dept. of Real Estate

Please find attached the following document(s) recorded at your request:

- | | |
|---|--|
| <input type="checkbox"/> Quit Claim Deed | <input type="checkbox"/> Notice of Intent of Hold (Mining Claim) |
| <input type="checkbox"/> Special Warranty Deed/ Warranty Deed | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Joint Tenancy Deed | <input type="checkbox"/> Death Certificate |
| <input type="checkbox"/> Deed of Trust | <input type="checkbox"/> Notice of Lis pendens |
| <input type="checkbox"/> Deed of Release and Reconveyance | <input type="checkbox"/> Satisfaction of Judgement |
| <input type="checkbox"/> Release of Lien | <input type="checkbox"/> Lien |
| <input type="checkbox"/> Default Judgement | <input type="checkbox"/> UCC Financing Statement |
| <input type="checkbox"/> Proof of Authority | <input type="checkbox"/> Beneficiary Deed |

Others: Case & Order

Reference # 2026-02881

By: *Patricia Arce*
Recorder Clerk

When recorded mail to:

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

2026-02881



Page 1 of 22
ANITA MORENO, RECORDER
SANTA CRUZ COUNTY, ARIZONA
04-28-2026 02:34 PM Recording Fee \$15.00

E & C File No. 25F-089

THIS SPACE RESERVED FOR RECORDING INFORMATION

Cease and Desist Order and Notice of Right to Request Hearing

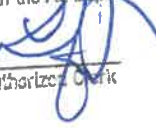
25F-089

**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: 4/2/20 
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 Santa Cruz 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: 4/21/2020 
Authorizer: Chick

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**



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

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:

8 **File No.: 25F-089**

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

11 **CEASE AND DESIST ORDER AND
12 NOTICE OF RIGHT TO REQUEST
13 HEARING**

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

15 **MV Brokerage of Arizona, LLC**, an unlicensed
16 entity

17 **Amanda Zachman**, an unlicensed individual

18 **Antony Mitchell**, an unlicensed individual

19 **David Manchester aka Davis Manchester**, an
20 unlicensed individual and

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

22 Respondents.

DIRECTED TO:

23 **Amanda Zachman**
24 401 East Atlantic Avenue, #201
25 Delray Beach, FL 33483

26 **David Manchester**
27 401 East Atlantic Avenue, #201
28 Delray Beach, FL 33483

29 **Antony Mitchell**
30 6615 W Boynton Beach Blvd, #394
31 Boynton Beach, FL 33437

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 Clerk



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

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

6 **MV Realty PBC, LLC**
7 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.

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

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 Santa Cruz 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
agreements recorded in violation of this chapter are void and unenforceable. By violating
these state laws relating to real estate Respondent's actions constitute a violation of A.R.S. §
32-2153(B)(9).

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

Date:

4/21/20


Notarized 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



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: 9/2/2016 
Authorizing Clerk

Owner Name(s)	Property Address	Parcel Number-	Recorded Document Number
GASTELUM, ROCIO L	406 MONEDA CT, RIO RICO, AZ 85648	117-02-417	2021-09079
MARTINEZ, EILEEN H	273 HARPO COURT, RIO RICO, AZ 85648	116-01-423	2022-04318
HUOT, WILLIAM EDWARD	1640 ALDEA CT, RIO RICO, AZ 85648	132-01-115	2022-05608
HERNANDEZ, MARIA CRISTINA	2252 N ESCUELA VW, NOGALES, AZ 85621	103-27-070	2022-06892
WALLACE, MARION L	451 E CALLE SONORA, NOGALES, AZ 85621	103-06-136	2022-07632
GONZALEZ, KARLA and GONZALEZ-GONZALEZ, KARLA IVONNE	387 WILLOW DR, RIO RICO, AZ 85648	114-01-097	2022-07743
CASTELO, OMAR and CASTELO, TRINIDAD and RUBIO DE CASTELO, TRINIDAD	1071 N ROYAL RD, NOGALES, AZ 85621	103-13-130	2022-08818

IT IS FURTHER ORDERED that this Cease and Desist Order shall be recorded in the offices of the Santa Cruz County Recorder within the State of Arizona.

NOTICE

This Cease and Desist Order is an appealable agency action under A.R.S. §41-1092. Respondents may request an administrative hearing to contest this Cease and Desist Order by filing a Notice of Appeal within thirty (30) days of receipt of this notice by Respondents.

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: 9/21/2008

Authoriza Clerk



1 Failure to timely file a Notice of Appeal will constitute a waiver of Respondent's right to any
2 hearing on this matter and to any other appeal right to which Respondents are otherwise
3 entitled. The Notice of Appeal must identify the appealing party, the party's address, the
4 action being appealed and must also contain a concise statement of the reason(s) for the
5 appeal.

6 Upon the filing of a Notice of Appeal, the Department shall issue a Notice of Hearing
7 in accordance with A.R.S. §41-1092.05. The Notice of Hearing will inform Respondents of
8 the date, time, and location of the hearing, as well as the allegations being contested.

9 If Respondents file a Notice of Appeal, Respondents may also request an Informal
10 Settlement Conference (ISC) at the time of filing the Notice of Appeal, or separately by filing
11 a written request no later than twenty (20) days before the scheduled hearing. The ISC shall
12 be held within fifteen (15) days after receipt of the request. A Department representative with
13 authority to act on behalf of the Department will be present at the conference. **The
14 Department is under no obligation to accept settlement terms Respondents may offer.**
15 The Informal Settlement Conference will not delay the scheduled hearing.

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

18 Enforcement and Compliance Division
19 Arizona Department of Real Estate
20 100 North 15th Avenue, Suite 201
21 Phoenix, Arizona 85007

22 DATED this 21st day of April, 2026.


SUSAN NICOLSON, Commissioner
Arizona Department of Real Estate

Additional Notice

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

Date:

9/21/20

Authorized Signer



1 Pursuant to section 41-1093.01, Arizona Revised Statutes, an agency shall limit all
2 occupational regulations to regulations that are demonstrated to be necessary to specifically
3 fulfill a public health, safety or welfare concern. Pursuant to sections 41-1093.02 and
4 41-1093.03, Arizona Revised Statutes, you have the right to petition this agency to repeal or
5 modify the occupational regulation or bring an action in a court of general jurisdiction to
6 challenge the occupational regulation and to ensure compliance with section 41-1093.01,
7 Arizona Revised Statutes.

8
9 COPY of the foregoing sent via Certified U.S. Mail
this 21st day of April, 2026, to:

10 Receipt No:

11 **Amanda Zachman** 9407 1098 9864 3080 8111 05
12 401 East Atlantic Avenue, #201
Delray Beach, FL 33483

13 **David Manchester** 9407 1098 9864 3580 2337 04
14 401 East Atlantic Avenue, #201
Delray Beach, FL 33483

15 **Antony Mitchell** 9414 8098 9864 3080 8122 24
16 6615 W Boynton Beach Blvd, #394
Boynton Beach, FL 33437

17 **Terri Cary-Clark** 9407 1098 9864 3080 8122 56
18 10 Pinon Dr. #2020
Sedona, AZ 86336

19 **MV Realty of Arizona, LLC** 9414 8098 9864 3080 8122 62
20 **MV Brokerage of Arizona, LLC** 9414 8098 9864 3080 8124 08
% CT Corporation System
3800 N Central Ave, Suite 460
Phoenix, AZ 85012

21 **MV Realty PBC, LLC** 9414 8098 9864 3080 8125 76
22 1451 W Cypress Creek Road 9414 8098 9864 3080 8124 84

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

Date: 4/21/20 
Authorized Clerk

1
2 Suite 300
Ft. Lauderdale, FL 33309

3 **Respondents**

4 Receipt No

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

6 Lynette Evans, AAG
7 Office of the Attorney General, State of Arizona
2005 N. Central Avenue
8 Phoenix, AZ 85004-1592
Attorney for the Department

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

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

11 COPY of the foregoing delivered this
12 same day to:

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

15 Ria Hendrickson



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



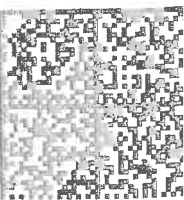
ANITA MORENO
SANTA CRUZ COUNTY RECORDER
2150 N. CONGRESS DR.
NOGALES, AZ 85621

AZ DEPARTMENT OF REAL ESTATE
100 NORTH 15TH AVE STE 201
PHOENIX AZ 85007

RECEIVED

MAY 13 REC'D

AZ Dept. of Real Estate



quarant
FIRST-CI
IMI
\$002
05/05/2021
043M3220

