

When recorded mail to:

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

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: 4/26/2025

  
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 Yavapai 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.

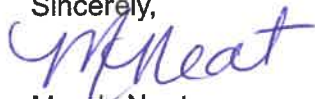
Your conduct violated Arizona Revised Statutes (A.R.S.) and Arizona Administrative Code (A.A.C.), establishing grounds to deny, suspend, or revoke your brokerage license.

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**

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 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

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

Author: 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  
3800 N Central Ave, Suite 460  
Phoenix, AZ 85012

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

8  
9 The Commissioner of the Arizona Department of Real Estate (the "Commissioner" and  
10 "Department", respectively), based upon information and belief, alleges:

11 **FACTS**

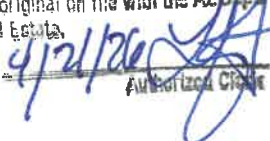
12 1. On or about June 24, 2021, the Department issued original real estate entity  
13 license number LC697373000 license to MV Realty of Arizona LLC ("MV Realty AZ") or  
14 "Respondent. The entity's license became inactive on May 30, 2025, when its Designated  
15 Broker Terri Cary-Clark ("Cary")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

4/21/2008   
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 Yavapai 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: 4/21/2016   
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

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  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

<b>Owner Name(s)</b>	<b>Property Address</b>	<b>Parcel Number</b>	<b>Recorded Document Number</b>
DARRAGH SUSAN M	5505 N Barbara Ln, Rimrock, AZ 86335	405-25-669	2024-0009225
CHRISTY WILLIAM BAKER and CHRISTY MONEENE KAY	5960 E Tee Time Ct, Cornville, AZ 86325	407-37-370	2022-0069231
TOTMAN JAMES TRAVIS	20179 E Mesa Verde Rd, Mayer, AZ 86333	500-26-158	2022-0067552
HANSEN ANDREA DESIREE	7857 East Loos Drive, Prescott Valley, AZ 86314	103-37-079	2022-0066345
HANSEN ANDREA DESIREE	7183 E Prairie Ridge Rd, Prescott Valley, AZ 86315	103-56-245	2022-0066344
PETER HELEN E.	8685 E Long Mesa Dr, Prescott Valley, AZ 86314	103-34-648	2022-0065528
MEEKER YOLANDA Y.	2860 W Hilltop Rd, Chino Valley, AZ 86323	306-07-092	2022-0065524
ATCHISON STACY	802 Campbell St, Prescott, AZ 86301	113-05-079	2022-0065419
GRAMLICK JONATHAN L.	1295 Prairie Grass Rd, Chino Valley, AZ 86323	306-24-759	2022-0064319
GEE DIANE CAROL	2025 W Park Verde Rd, Camp Verde, AZ 86322	403-21-175C	2022-0064069
COOL PRISCILLA	1172 S 6th St, Cottonwood, AZ 86326	406-05-112B	2022-0062277
LEWIS TONYA	209 Posey Ln, Chino Valley, AZ 86323	306-25-085	2022-0062276

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: 9/21/20   
Authorized Clerk

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

SPRAGUE RICHARD E.	2780 Kings Highway West, Prescott Valley, AZ 86314	103-03-408	2022-0061590
GASKILL ROBERT T.	4012 N Jay Ct, Prescott Valley, AZ 86314	103-24-131	2022-0061292
FRY LARRY E and FRY JEAN M	1086 North Castillo Court, Prescott Valley, AZ 86327	402-14-405	2022-0060598
BUTLER JAMES T. JR. and BUTLER ROSEMARY ANN	20588 East Concho Lane, Mayer, AZ 86333	500-32-567	2022-0060331
THOMAS CARL D	4200 N Sheridan Ln, Prescott Valley, AZ 86314	402-22-645	2022-0059852
SPRAGUE RICHARD E	1092 Single Tree, Chino Valley, AZ 86323	306-34-012N	2022-0057476
KIMBALL DIANE	3481 S Ocotillo Ln, Camp Verde, AZ 86322	404-16-143	2022-0057190
WILLIAMS MARCUS and LUND BETTIE	4424 E Zalesky Rd, Cottonwood, AZ 86326	406-07-037A	2022-0057188
BASSI MELISSA A	650 N Corral Cir, Dewey, AZ 86327	402-18-110	2022-0055957
DEGARMO MINA M	1180 W Rolling Hills Rd, Paulden, AZ 86334	306-40-217J	2022-0055900
GRIEGER MICHAEL J.	16058 E Toro St, Dewey, AZ 86327	402-33-106	2022-0055690
LEFOR ANTONI	480 Starlight Dr, Clarkdale, AZ 86324	406-26-264	2022-0055681
FORSHER ELIZABETH JEWELL	5927 E Killen Loop, Prescott Valley, AZ 86314	103-04-157	2022-0055664

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  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

GARCIA JUDITH M.	9400 E Serpentine Ln. Prescott Valley, AZ 86314	402-22-352	2022-0054364
STEWART KAREN REED	4545 E Silver Leaf Trl, Cottonwood, AZ 86326	406-47-310	2022-0054167
MORRIS GAYLE M.	1347 S Road 1 E, Chino Valley, AZ 86323	306-34-003G	2022-0053742
HUNTER CHRISTOPHER	19320 E Gregory St, Black Canyon City, AZ 85324	501-07-012	2022-0050461
MARQUEZ CLIFFORD C. JR. and COLBY-MARQUEZ ELLEN J.	3029 N Cedar Springs Ln, Prescott Valley, AZ 86314	103-07-356	2022-0050090
HUCKANS PHILLIP EDWARD and HUCKANS KARLEEN L.	3470 N Constance Dr, Prescott Valley, AZ 86314	103-29-208	2022-0047463
CHRISTY WILLIAM BAKER and CHRISTY MONEENE KAY	5960 E Tee Time Ct, Cornville, AZ 86325	407-37-370	2022-0047008
DAVIS BRADFORD L and DAVIS MARGARET M	20253 E Lakeside Rd, Mayer, AZ 86333	500-28-270	2022-0046637
COFFIN ELSBETH P.	3065 Windsor Dr, Prescott, AZ 86301	106-39-057	2022-0046197
O'NEILL MARIE E.	3354 Orchid Way, Prescott, AZ 86305	106-28-098L	2022-0046196
CANNON DOUGLAS LYNN	8249 E Canyon Ln, Prescott Valley, AZ 86314	103-05-026A	2022-0037815
KESLER BRADFORD ALLEN	5385 N Bice Rd, Rimrock, AZ 86335	405-23-017W	2022-0035023
JARVIE FRANK D.	11150 Poland Jct E, Mayer, AZ 86333	500-09-106	2022-0034085

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

Date: 9/21/20

Admission Clerk

1				
2	MAYNARD SUMMER and MAYNARD ALEXANDER	1052 S 6th St, Cottonwood, AZ 86326	406-05-108	2022-0033289
3				
4	BAKER ROBERT P.	9735 E Garden Ln, Cornville, AZ 86325	407-17-012	2022-0032872
5	GALAVIZ SABRINA M. and GALAVIZ JOE F.	1763 E Puerto Verde Dr, Fort Mohave, AZ 86426	229-21-024	2022-0032298
6				
7	BENYK GEORGIA	1170 N Ambassador Rd, Dewey, AZ 86327	402-15-036R	2022-0031392
8				
9	HARRIS WILLIAM J.	3710 N Starlight Dr, Prescott Valley, AZ 86314	103-07-509B	2022-0031378
10	REIDHEAD DEANNA	15320 S Yucca Cir, Cordes Lakes, AZ 86333	500-32-732	2022-0030439
11				
12	BROGDON JASON and BROGDON JULIEANN	1855 N Mondale Ln, Camp Verde, AZ 86322	403-21-169	2022-0030205
13	MORSE STEVE	6491 S Keystone Ln, Prescott, AZ 86303	205-13-297	2022-0026212
14				
15	HASIAK NIKKI A. and HASIAK LEVI	3700 N Tani Rd, Prescott Valley, AZ 86314	103-28-017	2022-0025959
16	ANDERSON RONALD GEORGE and LICHTENBERGER LISA LENORE	8855 N Buchanan Dr, Prescott, AZ 86305	100-21-020B	2022-0019762
17				
18	TRASK RONALD L. and TRASK JANYCE K.	33221 S Summit Dr, Black Canyon City, AZ 85324	502-17-009	2022-0019528
19				
20	DARRAGH SUSAN M	5505 N Barbara Ln, Rimrock, AZ 86335	405-25-669	2022-0012710
21	VOGELZANG ANDREW	7084 E Thrush Ln, Prescott Valley, AZ 86314	106-36-027	2022-0007523
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:

4/21/24

Authorised Clerk

1				
2	PACHECO JESUS A	1415 E Crestview Dr, Cottonwood, AZ 86326	406-61-013	2022-0007443
3				
4	JONES STEVEN M.	4965 N Montezuma Ave, Rimrock, AZ 86335	405-01-346	2022-0005582
5	BROGDON JACQUIE	27280 S Santa Fe Rd, Congress, AZ 85332	201-16-006G	2022-0000076
6				
7	PHILLIPS ALBERT BRUCE	3462 N Prescott E Hwy, Prescott Valley, AZ 86314	103-03-556	2021-0085938
8	FLOREY KRYSTAL and FLOREY JOSHUA	3355 N Tower Rd, Prescott Valley, AZ 86314	103-03-520	2021-0085315
9				
10	SITZMAN JERRY	21315 W Vista Royale Dr, Wickenburg, AZ 85390	201-13-067	2021-0082121
11				
12	SAVAGE BRENDA	507 Canyon Springs Rd, Prescott, AZ 86303	109-09-074J	2021-0081751
13	LORD RENELDA A	1612 W Manzanita Dr, Prescott, AZ 86303	104-21-016	2021-0080666
14				
15	GREENE NEIL A and GREENE JENNIFER C	3257 N Constance Dr, Prescott Valley, AZ 86314	103-31-164	2021-0075802
16				
17	HELDT THOMAS E. LIVING TRUST and THOMAS E. HELDT LIVING TRUST	5201 N Mission Ln, Prescott Valley, AZ 86314	103-34-373	2021-0074515
18				
19	CASALE WILLIAM A.	2512 Maricopa St, Chino Valley, AZ 86323	306-08-018	2021-0074423
20	DORCH JOHN	250 Sunset Dr #32, Sedona, AZ 86336	408-41-064	2021-0070977
21				
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: 4/21/2020

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: 9/21/2020

  
Authorized Clerk

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

DATED this 21<sup>st</sup> day of April, 2026.

  
\_\_\_\_\_  
**SUSAN NICOLSON, Commissioner**  
Arizona Department of Real Estate

**Additional Notice**

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

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

Receipt No:

**Amanda Zachman** 9414 8098 9864 3080 8069 88  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

**David Manchester** 9414 8098 9864 3080 8069 26  
401 East Atlantic Avenue, #201  
Delray Beach, FL 33483

**Antony Mitchell** 9414 8098 9864 3080 8069 95  
6615 W Boynton Beach Blvd, #394  
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:

4/21/2008 

Authorized Clerk

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

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

9414 8098 9864 3080 8068 58

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

9414 8098 9864 3080 8071 76  
9414 8098 9864 3080 8071 07

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

9414 8098 9864 3080 8070 22  
9414 8098 9864 3580 2277 95

**Respondents**

Receipt No

COPY of the foregoing mailed regular mail  
this 21<sup>st</sup> day of April, 2026 to:

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

COPY of the foregoing sent via email  
this 21<sup>st</sup> day of April, 202~~3~~<sup>6</sup> to:


Lynette Evans, AAG, Evans, [Lynette.Evans@azag.gov](mailto:Lynette.Evans@azag.gov)

COPY of the foregoing delivered this  
same day to:

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

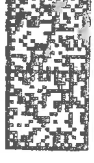
M Mead

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

, AZ 86305

FIRST- (



ZIP 86301  
02 7W  
0008044030

\$ 002.17<sup>0</sup>

APR 28 2026

Re: 2026-0018439

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

RECEIVED

APR 30 REC'D

AZ Dept. of Real Estate



