



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
SUPERSTITION COMMONS, LLC
AND WHEN RECORDED MAIL TO:

Superstition Commons Owners Association
8220 E. Palm Lane
Mesa, AZ 85207

DATE/TIME: 01/03/2017 1509

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2017-000308



COURTESY-NO TITLE LIABILITY

1/4

NO TITLE LIABILITY

Exempt Per ARS 11-1134 B7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

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

AVALANCHE INVESTMENTS, LLC, a Nevada limited liability company

hereby quit-claim to

SUPERSTITION COMMONS OWNERS ASSOCIATION, an Arizona Corporation


all right, title or interest in the following real property situated in Maricopa County, State of Arizona:

**TRACT "A" OF THE HAYSTACKS, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET F
OF MAPS, SLIDE 158.**

Dated: December 12, 2016

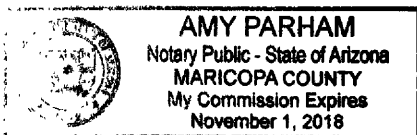
GRANTORS:

Avalanche Investments, LLC


Chris Stratton, Member

State of Arizona
County of Maricopa

On this 12 day of December, 2016, before me personally appeared
Chris Stratton, Member, whose identity was proven to me on the basis
of satisfactory evidence to be the person who he or she claims to be, and
acknowledged that he or she signed the above/attached document.



(Affix notary seal here)


Notary Public

My commission expires on 11-1-18

COURTESY RECORDING INSTRUCTIONS
(With ATSA Escrow File)

00083417-050-AS

**** This page must be attached to the document(s) being sent for recording. ****

The undersigned hereby requests that American Title Service Agency, LLC. record at its convenience as a courtesy, the following documents:

Quit_Claim Deed

The undersigned acknowledges and understands that:

This instrument, given with no expressed consideration, monetary or otherwise, is executed voluntarily and not as the result of duress or threats of any kind, and is a bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States.

- a. This document(s) has been prepared as requested by a principal party to the above referenced transaction. The requesting party may be a Lender as a result of their underwriting conditions.
- b. American Title Service Agency, LLC. is acting at the request of the undersigned, without compensation of any nature, solely to act in the capacity of a messenger to deliver said document(s) to the office of the County Recorder for recording;
- c. American Title Service Agency, LLC. has not performed any title search or examination, nor has it verified the correctness of any legal description pertinent to said document(s); and
- d. American Title Service Agency, LLC. has not examined the contents, signature(s) or notarization of said document(s) for accuracy, legal compliance or correctness of purpose.

Further, the undersigned acknowledges bargained for consideration between the parties to these instructions and hereby specifically releases, holds harmless and agrees to indemnify American Title Service Agency, LLC. from and against any and all liability and responsibility and expense of whatever nature involved in connection with any aspect of the preparation, content, legal efficacy, execution or notarization of said document(s), whether furnished to the undersigned as a blank form or not, or in connection with its timely recording, and regardless of whether it is ever recorded or not, for any reason, including the loss or misplacing of said document(s) by an employee or agent of American Title Service Agency, LLC., County Recorder or anyone else.

Recording fees in the amount of \$15.00 are attached.

❖ All checks MUST BE payable to American Title Service Agency, LLC.

Date: January 3, 2017

Signature(s) of Requesting Party:

Christopher Stratton

Address of Requesting Party:

8220 E. Palm Lane
Address

Mesa, AZ 85207
City, State, Zip Code

480-388-666
Phone Number

Document forwarded to the recording desk by:

Office/Branch: 4360 E. Brown Road, Suite 116, Mesa, AZ 85205

Branch Phone No.: (480) 559-6400

Employee's Name: Amy Parham / Amy Parham