



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/27/2019 0902

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2019-013248

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Eugene Babb
1892 West Goldmine Way
Queen Creek, AZ 85142

Escrow No. 96526EW-JK

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
Marcus R. Mattingly, an unmarried man
do hereby convey to

Eugene Babb, a married man as his sole and separate property
the following described property situated in the County of Pinal, State of Arizona:

**Lot 656, MORNING SUN FARMS UNIT 3, according to the plat of record in the office of
the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 125 and
Affidavit of Correction recorded in Fee No. 2005-169424.**

EXCEPT all coal and other minerals as reserved in patent to said land.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,
easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: January 31, 2019

Dated January 31, 2019

Warranty Deed

Escrow No. 96526EW

Marcus R. Mattingly
Marcus R. Mattingly

STATE OF AZ)
County of Pima)SS.

On Feb 25 2019, before me, the undersigned Notary Public, personally appeared Marcus R. Mattingly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

John Kraiss
Notary Public



