



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 09/11/2019 1104

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2019-075519

When recorded return to:
Wakeham Holdings, LLC
8220 E Palm Lane
Mesa, AZ 85207

NOT TITLE LIABILITY
Exempt ARS 11-1134 B 7

Caption Heading: QUIT CLAIM DEED

This deed is being recorded in the Pinal County Recorder's office as it affects those properties located in Pinal County, only .

Do Not Remove
This is a part of the Official Document

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20190706650 09/10/2019 01.10
AVALANCHE-7-1-1-
ELECTRONIC RECORDING

When recorded return to:
Wakeham Holdings, LLC
8220 E Palm Lane
Mesa, AZ 85207

NOT TITLE LIABILITY
Exempt ARS 11-1134 B 7

Caption Heading: QUIT CLAIM DEED

This deed is being recorded in the Maricopa County Recorder's office as it affects those properties located in Maricopa County, only .

Do Not Remove
This is a part of the Official Document

RECORDING REQUESTED BY
WAKEHAM HOLDINGS, LLC
AND WHEN RECORDED MAIL TO:

WAKEHAM HOLDINGS, LLC
8220 E. PALM LANE
MESA, AZ 85207

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

Wakeham Holdings, LLC, an Arizona limited liability company


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

Pinal & Maricopa County, State of Arizona

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Dated: May 31, 2019

GRANTORS:



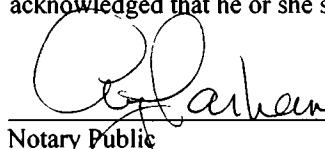
Christopher Stratton, Manager/Member

State of Arizona
County of Maricopa



(Affix notary seal here)

On this 13 day of June, 2019, before me personally appeared **Christopher Stratton**, 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.



Notary Public

My commission expires on 11-1-22

MARICOPA COUNTY PROPERTIES

LEGAL DESCRIPTIONS

Parcel No. 1: 445 W. 6th Place, Mesa, AZ 85201 (APN #135-24-053)

The East 50 feet of the West 150 feet of Lot 12, FINDLEY ACRES, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 17 of Maps, Page 26.

Parcel No. 2: 524 N. Rennick Dr., Apache Junction, AZ 85120 (APN #101-13-045)

Lot 22, of APACHE HOMES, according to Book 8 of Maps, Page 5, records of Pinal County, Arizona.

Parcel No. 3: 10417 E. Boise St., Apache Junction, AZ 85120 (APN #220-47-028)

Lot 4, Block 3, of SUN DOWN ADDITION, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 76 of Maps, page 28.

Parcel No. 4: 450 N. 105th St., Mesa, AZ 85207 (APN #220-17-055)

Lot 55, of CREST VIEW PARK, a subdivision according to Book 77 of Maps, Page 50, records of Maricopa County, Arizona.

Parcel No. 5: 138 N. Crismon Rd., Mesa, AZ 85207 (APN #220-32-033B)

The South 125 feet of the North 300 Feet of the East half of the East-half of the Southeast quarter of the Northeast quarter of Section 22, Township 1 North, Range-7-East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the West 16382 feet; and
EXCEPT the East 33 feet.

Parcel No. 6: 661 W. Elena Ave, Mesa, AZ 85210 (APN #134-17-084A)

The East 2 feet of Lot 54 and all of Lot 55, of ROOSEN MEADOWS ONE, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 142 of Maps, Page 44.

Parcel No. 7: 132 N. Hunt Dr. E, Mesa, AZ 85203 (APN #138-05-093)

Lot 42, of RANDALL HEIGHTS, according to Book 50 of Maps, Page 48, records of Maricopa County, Arizona.

Parcel No. 8: 209 N. Hawes Rd., Mesa, AZ 85207 (APN #218-36-001F)

Lot 1, KNOLLAND ESTATES, according to Book 75 of Maps, page 7, records of Maricopa County, Arizona;
EXCEPT the North 148 feet thereof; and also
EXCEPT the South 80 feet thereof; and also
EXCEPT the East 8 feet thereof

PINAL COUNTY PROPERTIES

LEGAL DESCRIPTION

Parcel No. 1:

404 S. Ocotillo Dr. Units A & B, Apache Junction, AZ 85120 (APN # 101-10-096)
Lot 37, HUGHES PLACE, according to Book 6 of Maps, Page 21, records of Pinal County, Arizona.

Parcel No. 2:

151 N. Palo Verde Dr. Units 1-8, Apache Junction, AZ 85120 (APN #101-02-117)
The South 64-67 feet to the West half of Lot 4, Block 2, of AMENDED PLAT OF NEWTOWN, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 5 of Maps, Page 23A.

Parcel No. 3:

204 N. Cactus Rd. Units 1-14, Apache Junction, AZ 85119 (APN #101-18-035E)
The Southeast quarter of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
EXCEPT all coal, oil, gas and other mineral deposits as set forth in the Patent to said land, recorded in Docket 172, page 196, records of Pinal County, Arizona.

Parcel No. 4:

498 E. Mesquite Ave. Units 1-4, Apache Junction, AZ 85119 (APN #102-26-082)
Lot 1081, of PALM SPRINGS UNIT TEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 14 of Maps, Page 1.

Parcel No. 5:

1440 W. Moon Vista St., Apache Junction, AZ 85120 (APN #100-08-027F)
The East half of the East half of the South half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 5, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
EXCEPTING therefrom all coal, oil, gas and other mineral deposits, as reserved in the Patent to the land.

Parcel No. 6:

386 N. Ocotillo Dr., Apache Junction, AZ 85120 (APN #101-03-036)
Tract 38 of CAYTON SUBDIVISION, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona in Book 5 of Maps, page 21;
EXCEPT the West 225 feet thereof.

Parcel No. 7:

324 N. Pinyon Dr., Apache Junction, AZ 85120 (APN #101-25-039)
Lot 39, HAVEN HOLLOW NO. 2, according to the plat of record in the office of the County Record of Pinal County, Arizona in Book 15 of Maps, Page 12.

Parcel No. 8:

3043 S. Mountain View Rd., Apache Junction, AZ 85119 (APN #103-26-042A)

The South half of the Northwest quarter of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 36, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, oil, gas and other mineral deposits as reserved in Patent to said land.

Parcel No. 9:

170 S. Grand Dr. Units 1 & 2, Apache Junction, AZ 85120 (APN #101-10-120B)

Lot 11, of GRAND VIEW PLACE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 6 of Maps, Page 2.

Parcel No. 10:

540 s. Ocotillo Dr., Apache Junction, AZ 85120 (APN #101-10-092)

Lot 33, of HUGHES PLACE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 6 of Maps, Page 21.

Parcel No. 11:

146 S. Palo Verde Dr., Apache Junction, AZ 85120 (APN #101-09-003)

Lot 3, of BOILA TRACT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, page 47.

Parcel No. 12:

346 S. Palo Verde Dr., Apache Junction, AZ 85120 (APN #101-09-010)

Lot 10, of BOILA TRACT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, page 47.

Parcel No. 13:

1900 S. Papago Dr., Apache Junction, AZ 85120 (APN #102-09-103)

Lot 103, Block 2, of SUPERSTITION ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 36.

Parcel No. 14:

1999 S. Papago Dr., Apache Junction, AZ 85120 (APN #102-09-026)

Lot 26, Block 2, of SUPERSTITION ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 36.

Parcel No. 15:

525 E. Peppertree Ave. Units 1-4, Apache Junction, AZ 85119 (APN #102-06-045)

Lot 1144, of PALM SPRINGS UNIT ELEVEN, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona in Book 14 of Maps, Page 6.

LEGAL DESCRIPTIONS

Parcel No. 16:

351 S. Grand Dr., Front and Back Units, Apache Junction, AZ 85120 (APN #101-10-134)

Lot 24, of GRANDVIEW PLACE, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 6 of Maps, Page 2.

Parcel No. 17:

524 N. Rennick Dr., Apache Junction, AZ 85120 (APN #101-13-045)

Lot 22, of APACHE HOMES, according to Book 8 of Maps, Page 5, records of Pinal County, Arizona.

PROFFERS

COURTESY RECORDING INSTRUCTIONS

(No ATSA Escrow File)

**** 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 not been prepared by American Title Service Agency, LLC., in connection with any escrow which it is administering or otherwise, and American Title Service Agency, LLC. is not acting as and is not assuming any of the duties or obligations of an escrow agent in connection with the recordation of the above-referenced document(s). In addition, the parties agree that American Title Service Agency, LLC. is not responsible or liable for any compensation due to or from the parties hereunder, given or expected, as a result of this transaction.
- 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 \$30.00 are attached.

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

Date: June 13, 2019

Signature(s) of Requesting Party:

Address of Requesting Party:

Christopher Stratton

8220 E. Palm Lane
Address

Mesa, AZ 85207
City, State, Zip Code

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