

Greystone Title Agency

Mail to: Mike A. Abel, Esq.
1035 W. Queen Creek Rd. Ste 1
Chandler, AZ 85248



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/24/2022 0901
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-008562

24692-010 EO

WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I, MADISON 33460, LLC an Arizona Limited Liability Company, do hereby convey to Amanda Krugen, a single woman, the GRANTEE the following described property:

The following described real property situated in Pinal County, AZ:

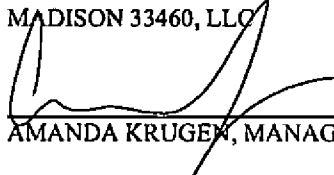
LOT 18, OF SAN TAN HEIGHTS PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D; SLIDE 178.

APN# 509-12-2510

- This deed is exempt under ARS 11-1134 B7.

Subject to: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record. And the GRANTOR binds itself and its successors to warrant the title as against all persons whomsoever, subject to the matters above set forth.

MADISON 33460, LLO


AMANDA KRUGEN, MANAGER

STATE OF AZ)
) ss.
COUNTY OF MARICOPA)

On January 24, 2022, before me, the undersigned Notary Public, personally appeared MADISON 33460, LLC, by and through AMANDA KRUGEN, its Manager, 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 by 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.



JANET S. DAVIS
Notary Public - Arizona
Maricopa Co. / #615937
Expires 11/30/2025


Notary Public

**COURTESY
RECORDING INSTRUCTIONS**

** This page should be attached to the document(s) being sent to record. **

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

Warranty Deed from Madison 33460, LLC, an Arizona Limited Liability Company to Amanda Krugen, a single woman

The undersigned acknowledges and understands that:

- a. This document(s) has not been prepared by Greystone Title Agency, LLC in connection with any escrow which it is administering or otherwise;
- b. Greystone Title 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. Greystone Title 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. Greystone Title 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 hereby holds harmless and agrees to indemnify Greystone Title 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 Greystone Title Agency, LLC or anyone else.

Recording fees in the amount of \$35 are attached. This includes the \$5 E-Doc Recording Fee

Date: January 21, 2022

Signature(s) of requesting Party:

Madison 33460, LLC

Amanda Krugen, Manager

Address of Requesting Party:

18363 E Apricot Ln
Address

Queen Creek, AZ 85142
City, State, Zip Code

Greystone Title Agency, LLC forwarding document to the recording desk:

Office/Branch: 1035 W Queen Creek Road, Suite 101, Chandler, AZ 85248

Branch Phone No.: (480) 624-8610

Employee's Name: Eileen O'Leary / Eileen O'Leary