



DATE/TIME: 10/07/2022 1118
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-105896

BELLAH LAW FIRM
Attn: V. Martinez
5622 W Glendale Ave
Glendale, AZ 85301

SPECIAL WARRANTY DEED

EFFECTIVE DATE: Upon Execution	COUNTY & STATE where REAL PROPERTY is located: Pinal County, Arizona			
GRANTOR Kenneth Alfaro 907 W. Spur Avenue Gilbert, Arizona 85233	GRANTEE KJA CAPITAL, LLC 907 W. Spur Avenue Gilbert, Arizona 85233			
SUBJECT REAL PROPERTY 34622 N. Murray Grey Drive San Tan Valley, Arizona 85143	LEGAL DESCRIPTION PROOFED BY PERSONS WHOSE INITIALS APPEAR TO THE RIGHT.	1.	2.	3.

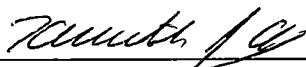
Subject Real Property (Legal Description) –

Lot 80, PARCEL 10 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 107.

SUBJECT TO current taxes, assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

For Valuable consideration, Grantor conveys to Grantee all right, title and interest of Grantor in Subject Real Property and binds Grantor and Grantor’s successors to warrant and defend the title against all acts of the Grantor herein and no other, subject to the matters above set forth.

NO AFFIDAVIT OF REAL PROPERTY VALUE IS INCLUDED WITH THIS DEED BECAUSE THE TRANSACTION QUALIFIES FOR AN EXEMPTION AS AUTHORIZED BY A.R.S. 11-1134(B)(7)(C).


Kenneth Alfaro

STATE OF ARIZONA)
) ss
County of Maricopa)

On this 27 day of September, 2022, before me, a Notary Public, personally appeared Kenneth Alfaro, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same.

97770
NOTARY PUBLIC

COMMISSION EXPIRATION DATE:



JEFFREY D. WOLFE
Notary Public - Arizona
Maricopa Co. / #597488
Expires 03/23/2025

CONFIDENTIAL