



DATE/TIME: 11/30/2022 1613
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-119187

When recorded mail to:
Gold Canyon Golf Resort, Vacation Villas, LLC
6100 S. Kings Ranch Road
Gold Canyon, AZ 85118
Contract #1137 Points 15,000

WARRANTY DEED EXEMPT PER A.R.S 11-1134 A-1

For the consideration of Three Hundred and 0/100 Dollars, and other valuable consideration, I, or we,
MAUREEN FANNING AND JOHN FANNING WIFE AND HUSBAND

do/does hereby convey to

GOLD CANYON MJ LLC, an Arizona limited liability company, as to an undivided forty-five percent (45%) interest, GOLD CANYON ML LLC, an Arizona limited liability company, as to an undivided forty-five percent (45%) interest, and GOLD CANYON K&T LLC, an Arizona limited liability company, as to an undivided ten percent (10%) interest, as tenants in common, the following described real property situated in Pinal County, Arizona:

SEE EXHIBIT "A": ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Subject to: Current taxes and other assessments, reservation in patents and all easements, right of way, encumbrances, liens covenants, restrictions, obligations and liabilities as may appear of record. And I or we do warrant the Title against all persons whomsoever, subject to the matters above set forth.

Date this 26 day of Oct, 2022


MAUREEN FANNING

ALL-PURPOSE NOTARY CERTIFICATE

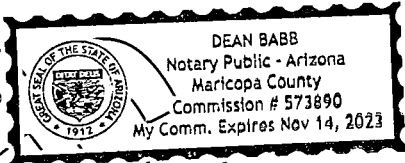
STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On 10/26/2022, before me, the undersigned Notary Public, personally appeared MAUREEN FANNING

Personally known (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 the 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.

Signature: [Signature]
Notary Public



This area for official notarial seal

My Commission Expires: 11/14/2023

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: WARRANTY DEED
(Type of Document)

Date of Document: July 20, 2022

By and Between: MAUREEN FANNING AND JOHN FANNING

AND: GOLD CANYON MJ LLC, GOLD CANYON ML LLC, AND GOLD CANYON K&T LLC

Consisting of 3 pages.

Exhibit "A"

An Undivided .02256 Ownership in and unto that certain Vacation Villa **OOS1022, Annual**, as described in that certain Declaration of Timesharing for Gold Canyon Golf Resort Vacation Villas, as amended from time to time as provided therein and as recorded in the office of the Pinal County, Arizona Recorder as Fee Number 2004-005840 (the Declaration), such Vacation Villa being more particularly described as follows:

Unit 6C and 6D, THE RESORT AT GOLD CANYON RANCH CONDOMINIUMS, according to Declaration Submitting Property to Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions recorded in Docket 1201, page 933 and according to Cabinet A, Slide 130 and Certificate of Correction recorded in Docket 1207, page 338, records of Pinal County, Arizona;

TOGETHER WITH a proportionate interest as to each Undivided Ownership Interest in the Common Elements as set forth in Declaration of Horizontal Property Regime and as shown on said plat; and

TOGETHER WITH such rights in and unto the easement for ingress and egress as set forth in Docket 1140, page 429 and page 445 as necessary for the use, occupancy and enjoyment of the units described herein; and

EXCEPT 1/16th of all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizer of every name and description, together with all uranium, thorium or any other material which may be determined to be particularly essential to the production of fissionable materials as provided by A.R.S. 37-321 and reserved in the Patent from the State of Arizona, recorded in Docket 1144, page 465.

EXCEPT, all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.