



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 04/12/2023 1254

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-026313

When Recorded, Mail To:

Marks Pinnacle Investments, LLC
11023 N Saint Andrews Way
Scottsdale, AZ 85254

COURTESY NO TITLE LIABILITY/
EXEMPT PER A.R.S 11-1134 B

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration, I, or we,

Ravindra K. Vegunta and Suneela Vegunta, married to each other, as Community Property, with Right of Survivorship

do/does hereby convey to

Marks Pinnacle Investments, LLC, an Arizona Limited Liability Company

the following real property located in Pinal County, Arizona:

PARCEL SIX:

LOT 3064, OF PHASE 3, PARCEL 7 OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 60 AND AFFIDAVIT OF CORRECTION RECORDED AS 2008-085171, OF OFFICIAL RECORDS.

APN # 505-38-6440

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Warranty Deed – Page 2

Dated this 1 day of April, 2023

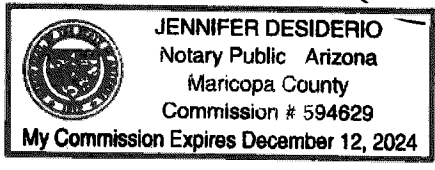
[Signature]
Ravindra K. Vegunta

[Signature]
Suneela Vegunta

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 1 day of April, 2023 by
Ravindra K. Vegunta and Suneela Vegunta.

[Signature]
Notary Public
My Commission Expires: 12/12/2024



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ACCOMMODATION RECORDING INSTRUCTIONS AND INDEMNIFICATION

WFG National Title Insurance Company ("WFG") has been requested to record the document(s) identified below ("Document(s)") as an accommodation for Ravindra K. Vegunta and Suneela Vegunta ("Indemnitor"). This Accommodation Recording Indemnification ("Agreement") is executed by Indemnitor in favor of and for the benefit and protection of WFG.

The Document(s) provided by Indemnitor to WFG and to be recorded by WFG as an accommodation are the following:

Warranty Deed

It is understood and agreed that WFG will record the Document(s) without any examination at all of the Document(s), including the sufficiency and/or effect thereof, or the title to any property purportedly affected thereby. Indemnitor acknowledges that (i) WFG derives no direct or indirect benefit from the recording of the Document(s), and (ii) WFG would not agree to the accommodation recording of the Document(s) without this Agreement.

In consideration of WFG's accommodation recording of the Document(s), Indemnitor hereby waives and releases WFG from any and all claims arising out of such recording and/or the Document(s) and agrees to hold harmless, protect and indemnify WFG from and against any and all liabilities, losses, damages, expenses and charges, including but not limited to, attorneys' fees and expenses of litigation, which may be sustained or incurred by WFG in any way relating to or arising directly or indirectly out of the accommodation recording of the Document(s), including any claim, action, proceeding, judgment, order or process arising from or based upon or growing out of WFG's active or passive negligence in connection with the accommodation recording and/or the Document(s).

Indemnitor's check payable to the WFG National Title Insurance Company in the amount of \$35.00 is enclosed to cover the costs of recording the Document(s).

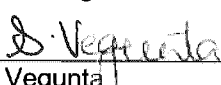
If a suit or an action is instituted in connection with any controversy arising out of this Agreement or to enforce any rights hereunder, the prevailing party shall be entitled to recover such amount as the court may adjudge reasonable as attorneys' or paralegals' fees and costs of litigation at trial or on any appeal or review, in addition to all other amounts provided by law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona.

IN WITNESS WHEREOF, Indemnitor has executed this Agreement as of the 12th day of ~~February~~, APRIL, 2023.



Ravindra K. Vegunta



Suneela Vegunta