



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

DATE/TIME: 05/05/2023 0853
FEE: \$30.00
PAGES: 9
FEE NUMBER: 2023-032907

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Casey Robert Thomas and Elizabeth Leigh Thomas
1221 W Elm Ave
Coolidge, AZ 85128

Escrow No.: FP34230294-EL

Space above this line for Recorder's Use

CAPTION HEADING:

Exempt ARS 11-1134-B2

**WARRANTY DEED - THIS DOCUMENT IS BEING RE-RECORDED FOR THE SOLE
PURPOSE OF CORRECTING THE ACCEPTANCE CLARIFICATION PAGE TO
COMMUNITY PROPERTY WITH WITH OF SURVIVORSHIP**

DO NOT REMOVE

This is part of the official document.

ORIGINAL



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/25/2023 1401

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2023-029680

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Casey Robert Thomas and Elizabeth Leigh Thomas
1221 W Elm Ave
Coolidge, AZ 85128-9177

Escrow No.: FP34230294-EL
APN: 204-36-010

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

BDB Capital, LLC, an Arizona Limited Liability Company

does hereby convey to

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife

the following real property situated in County of Pinal, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

SIGNATURE AND NOTARY ACKNOWLEDGMENTS ATTACHED

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on

April 25, 2023.

BDB Capital, LLC

BY:

[Signature]
Heather Davis
Authorized Signer

State of ARIZONA

County of PINAL

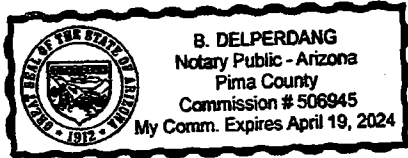
This instrument was acknowledged before me on this 25 day of April,
2023, by

Heather Davis

[Signature]
Notary Public

My Commission Expires: 4-19-2024

[SEAL]



File No:

For APN/Parcel ID(s): 204-36-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF PINAL, STATE OF ARIZONA AND IS
DESCRIBED AS FOLLOWS:

Lot 10, of Park Homes, according to the Plat recorded in Cabinet C, Slide 141,
records of Pinal County, Arizona.

COMMITMENT NO: FM10230087

FIDELITY NATIONAL TITLE INSURANCE COMPANY AMENDMENT 1-AJF

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

Escrow No.: FP34230294-EL

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on April 25 2023.


Dated: April 20, 2023


Casey Robert Thomas


Elizabeth Leigh Thomas

State of New Mexico
County of Doña Ana

This instrument was acknowledged before me on this 25 day of April, 2023, by
Casey Robert Thomas and Elizabeth Leigh Thomas.


Notary Public
My Commission Expires: 02/18/2024

[SEAL]

STATE OF NEW MEXICO
NOTARY PUBLIC
JENNIFER GORHAM
COMMISSION NUMBER 1080167
EXPIRATION DATE 03-18-2024

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER**

Clarification Copy

Escrow No.: FP34230294-EL

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife each state that:

We are the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on _____, _____.

Casey Robert Thomas

Elizabeth Leigh Thomas

State of _____
County of _____

This instrument was acknowledged before me on this _____ day of _____, by _____

Notary Public
My Commission Expires:

[SEAL]

File No:

For APN/Parcel ID(s): 204-36-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF PINAL, STATE OF ARIZONA AND IS
DESCRIBED AS FOLLOWS:

Lot 10, of Park Homes, according to the Plat recorded in Cabinet C, Slide 141,
records of Pinal County, Arizona.

COMMITMENT NO. FM10230087

FIDELITY NATIONAL TITLE INSURANCE COMPANY AMENDMENT 1-AJF

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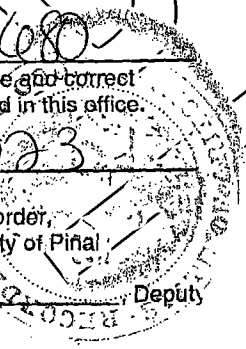
Fee# 2023-029680

This document is a full, true and correct copy of the original recorded in this office.

Attest: 5/2/2023

Dana Lewis
Pinal County Recorder,
State of Arizona, County of Pinal

By [Signature] Deputy



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: FP34230294-EL

Casey Robert Thomas and Elizabeth Leigh Thomas, husband and wife each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on _____, _____.

Dated: May 5, 2023

Casey Robert Thomas

Elizabeth Leigh Thomas

State of _____
County of _____

This instrument was acknowledged before me on this _____ day of _____, _____, by _____.

Notary Public
My Commission Expires:

[SEAL]