

RECORDING REQUESTED BY:  
Magnus Title Agency LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/22/2023 1540  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2023-062035

AND WHEN RECORDED MAIL TO  
Eric Chavez  
1325 East Harold Drive  
San Tan Valley, AZ 85140

ESCROW NO.: 849-9169-NM

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Jeffrey Kraut, a married man as his sole and separate property and Brandon Kraut, a married man  
as his sole and separate property

do/does hereby convey to  
Eric Chavez, a single man

the following real property situated in Pinal County, 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, encumbrances, liens, covenants, conditions, 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 set forth above.

SIGNATURE PAGE FOLLOWS

Dated this 28th day of July, 2023.

SIGNED IN COUNTERPART

Jeffrey Kraut

*Brandon Kraut*

Brandon Kraut

STATE OF Texas  
COUNTY OF Harris

On this 29 day of July, 2023, before me personally appeared Brandon Kraut, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)  
[Affix Seal Here]

*[Handwritten Signature]*  
Notary Public

LATARSHIA RODRIGUEZ  
My Notary ID # 131752012  
Expires October 8, 2026

*[Large diagonal watermark text: "Escrow.com"]*

Dated this 28th day of July, 2023.

Jeffrey Kraut  
Jeffrey Kraut

SIGNED IN COUNTERPART  
Brandon Kraut

STATE OF NEW YORK  
COUNTY OF NASSAU

On this 29 day of JULY, 2023, before me personally appeared Jeffrey Kraut, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)  
[Affix Seal Here]

Sweetakkhona  
Notary Public

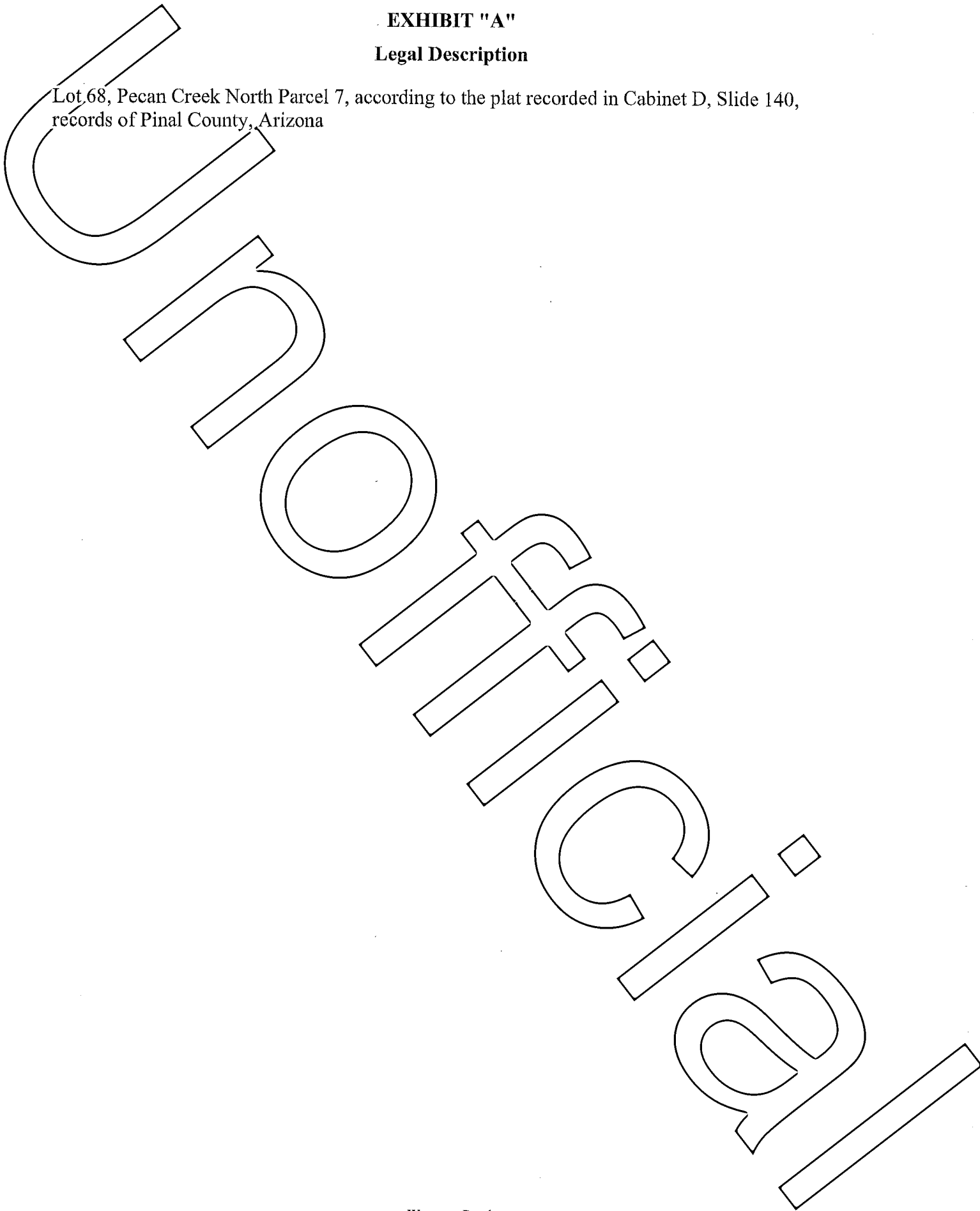
SWEETA K KHONA  
Notary Public, State of New York  
Reg. No. 01KH0003357  
Qualified in Nassau County  
Commission Expires 03/22/2027

WARRANTY DEED

**EXHIBIT "A"**

**Legal Description**

Lot 68, Pecan Creek North Parcel 7, according to the plat recorded in Cabinet D, Slide 140,  
records of Pinal County, Arizona





**EXHIBIT "A"**  
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Lot 68, Pecan Creek North Parcel 7, according to the plat recorded in Cabinet D, Slide 140, records of Pinal County, Arizona

