

RECORDING REQUESTED BY:

Parkway Title Agency

AND WHEN RECORDED MAIL TO:

Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023
1354 N Palomino Way
Coolidge, AZ 85128

ESCROW NO.: AZ-23120028-CMP



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 12/22/2023 1135

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-092548

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

WJH SALES OF AZ LLC, an Arizona limited liability company

do/does hereby convey to

Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023

the following real property situated in Pinal County, Arizona:

Lot 346 of Cross Creek Ranch 1, Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

WJH SALES OF AZ LLC

Dated: 12/21/2023

Accepted and approved:

GRANTEE(S):

Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023

BY: [Signature]
Norma Ann Liberty
Trustee

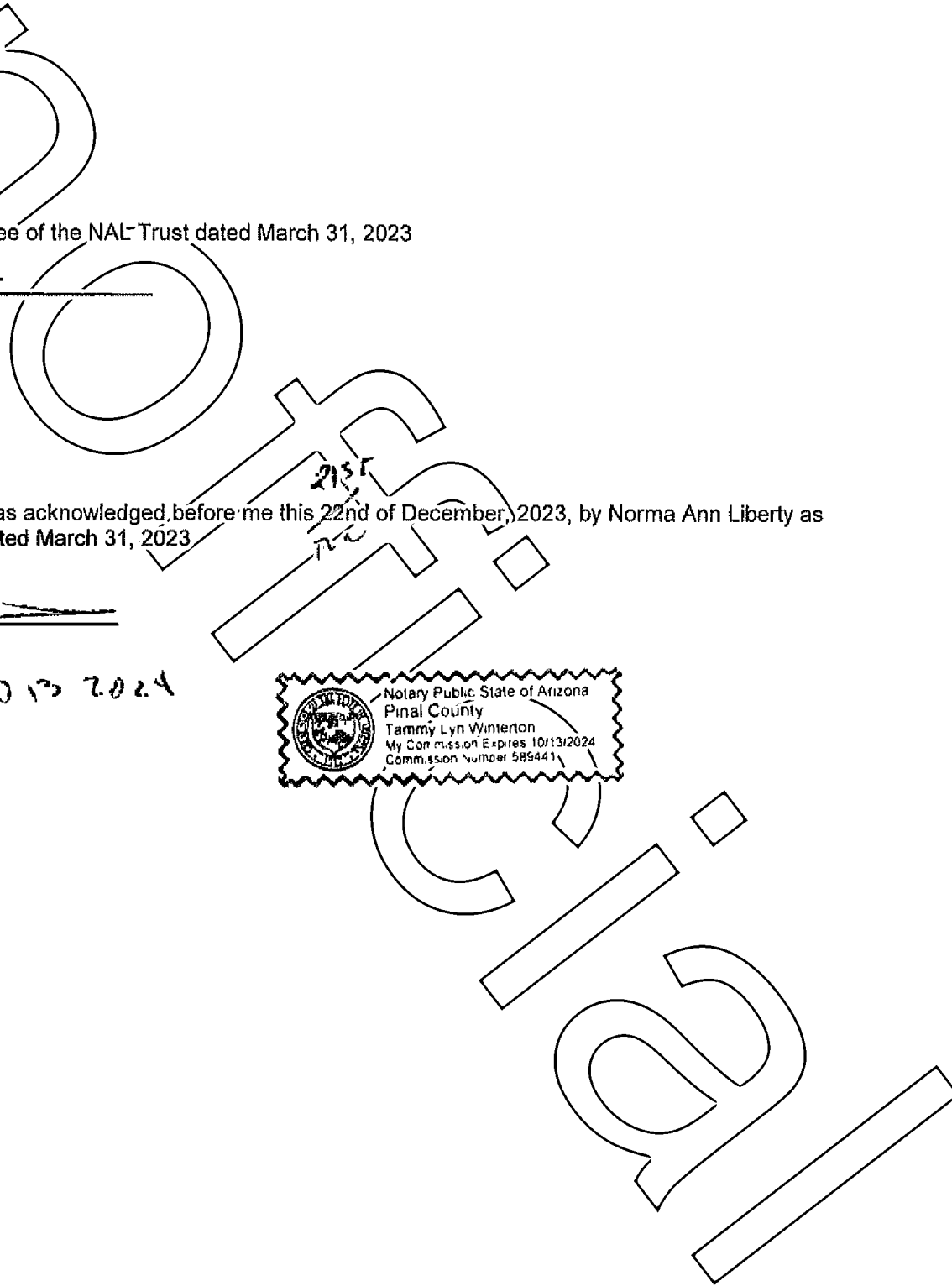
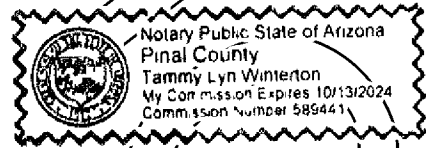
STATE OF ARIZONA
COUNTY OF Pinal

The foregoing instrument was acknowledged before me this 21st day of December, 2023, by Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023

[Signature]
Notary Public

My Commission Expires: 10/13/2024

(SEAL)



GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

BY:

Authorized Signer

STATE OF ARIZONA
County of

The foregoing instrument was acknowledged before me this 22 day of DEC,
2023, by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited
liability Company

Notary Public

My Commission Expires:

3/1/24



WJH SALES OF AZ LLC

TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. AZ-23120028-CMP

The undersigned, being the Trustee(s) of the

Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023,

do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed pursuant to ARS 33-404, are as follows:

NAME: LINDA M LIBERTY-GUIMOND


ADDRESS: KEESEVILLE NY 12944

NAME: AMANDA POTAS

ADDRESS: SCHAUMBURG IL

NAME: _____

ADDRESS: _____


Norma Ann Liberty, Trustee

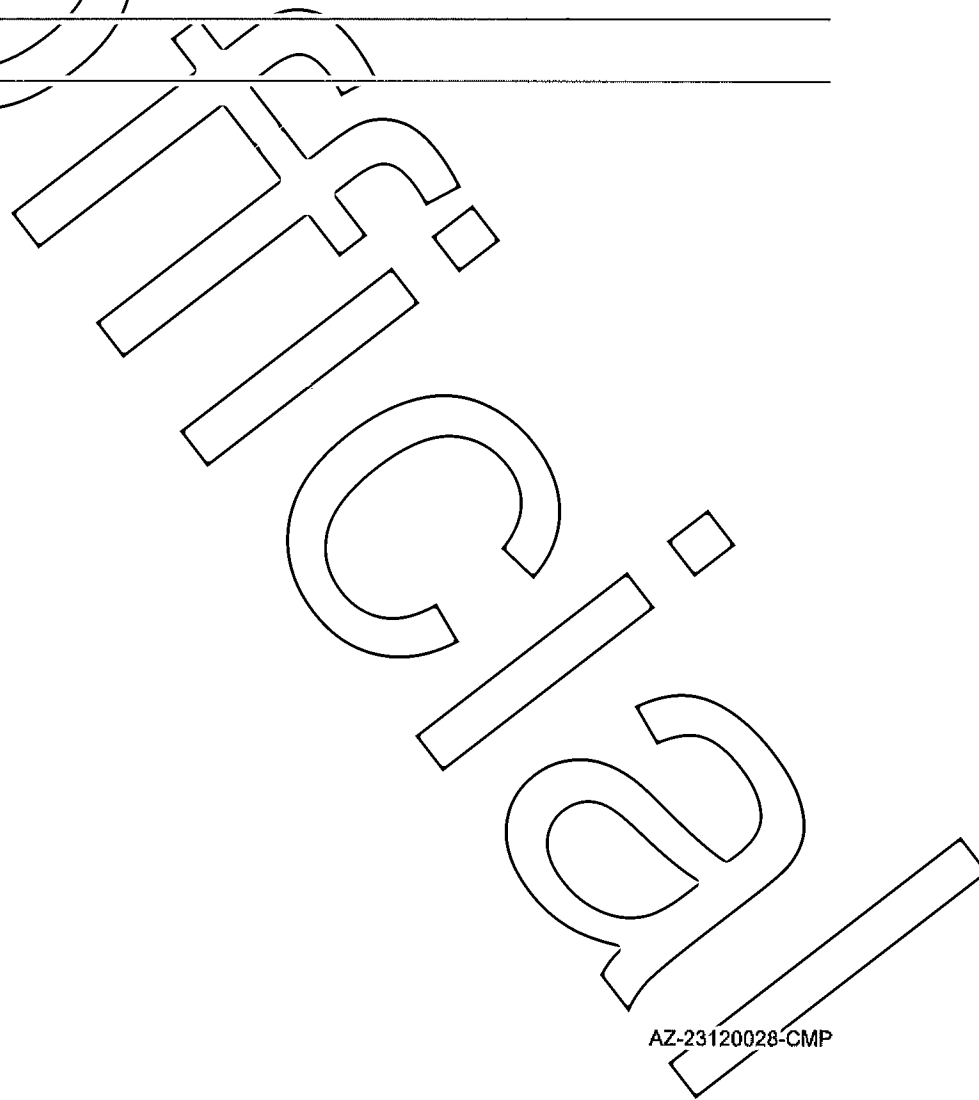


Exhibit a

Lot 346 of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION: PINAL
FEE NO: 2023-092548
RECORD DATE: 12/22/2023

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 209-40-3460
BOOK MAP PARCEL SPLIT
Does this sale include any parcels that are being split / divided?
Check one: Yes No
How many parcels, other than the Primary Parcel, are included in this sale? 0
Please list the additional parcels below (attach list if necessary):
(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS
WJH SALES OF AZ LLC, an Arizona limited liability company
917 N Promenade Parkway, Suite 105
Casa Grande, AZ 85194

3. (a) BUYER'S NAME AND ADDRESS:
Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023
1354 N Palomino Way
Coolidge, AZ 85128

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
1314 W TOLTEC DR
Coolidge, AZ 85128

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Norma Ann Liberty as Trustee of the NAL Trust dated March 31, 2023
1314 W TOLTEC DR
Coolidge, AZ 85128
(b) Next tax payment due: October 1, 2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
i. Other Use; Specify:
d. 2-4 Plex
e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:
a. To be used as a primary residence.
b. To be rented to someone other than a "qualified family member."
c. To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 254990 00

11. DATE OF SALE (Numeric Digits): 11 / 23
Month / Year

12. DOWN PAYMENT \$ 4000 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(e) (2) VA
(3) FHA
d. Seller loan (Carryback) f. Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Parkway Title Agency
7702 E Doubletree Ranch Road, Suite 140
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 22 day of Dec 2023
Notary Public
Notary Expiration Date

Signature of Buyer / Agent
State of AZ, County of Pinal
Subscribed and sworn to before me on this 21 day of Dec 2023
Notary Public
Notary Expiration Date

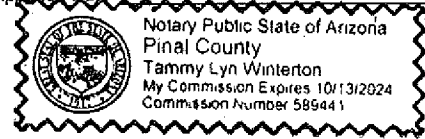


EXHIBIT "A"

Lot 346 of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

