



DATE/TIME: 12/22/2023 1439
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-092649

Recording requested by:
Exclusive Title Agency, LLC

After Recording Return To:
Miguel Angel Pascual and Guillermina Vidal
912 North Myers Boulevard
Eloy, AZ 85131

File Number: 1663-080-SS

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Warranty Deed

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

La Pajara Pinta LLC, an Arizona Limited Liability Company

("Grantor") do/does hereby convey to

Miguel Angel Pascual, an unmarried man, and Guillermina Vidal, an unmarried woman

("Grantee") the following real property situated in Pinal, ARIZONA:

See attached 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.

Dated: 12/18/2023

See signature page and notary acknowledgment on page 2

La Pajara Pinta LLC, an Arizona Limited Liability Company

By: Leopoldo Cabezas

Leopoldo Cabezas, Manager

Leopoldo EC

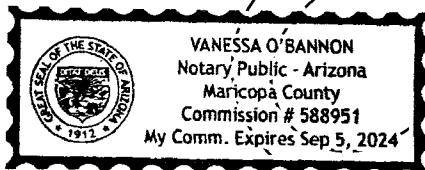
STATE OF ARIZONA
COUNTY OF MARICOPA

On this 18th day of December, 2023, before me personally appeared Leopoldo Cabezas, Manager of La Pajara Pinta LLC, 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]

Vanessa O'Bannon
Notary Public



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

THAT CERTAIN DEED DATED this 21st day of December, 2023, Wherein

La Pajara Pinta LLC
as Grantors, convey to

Miguel Angel Pascual, an unmarried man, and Guillermina Vidal, an unmarried woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:


See attached Exhibit A attached hereto and made a part hereof.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: this 21st day of December, 2023


BUYER:


Miguel Angel Pascual


Guillermina Vidal

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 22nd day of December, 2023, before me personally appeared Miguel Angel Pascual and Guillermina Vidal, 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] 
Notary Public

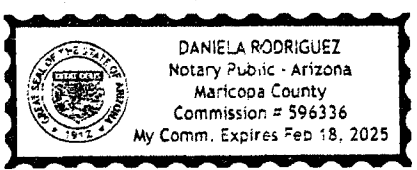


EXHIBIT A

LOT 10, OF ELOY NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 17 OF MAPS, PAGE 7.

EXHIBIT "A"
Legal Description

LOT 10, OF ELOY NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 17 OF MAPS, PAGE 7.

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