



DATE/TIME: 03/07/2024 1435
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-016729

WHEN RECORDED MAIL TO:

Mr. Karlo E. Borboa
Mrs. Ana G. Borboa
2935 E. Comstock Drive
Gilbert, Arizona 85296

EXEMPT PURSUANT TO
A.R.S. §11-1134(B)(7)(c)

SPECIAL WARRANTY DEED

For nominal consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Karlo E. Borboa and Ana G. Borboa, husband and wife, as Community Property with Right of Survivorship ("Grantors"), do hereby convey to **SEBAS Real Estate, LLC**, ("Grantee"), the following real property situated in Pinal County, Arizona:

Real property located at 66 W. Dexter Way, San Tan Valley, Arizona 85143, more particularly described with the legal description on the attached EXHIBIT A.

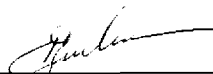
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

The Grantors hereby binds themselves and their successors to warrant and defend the title against all acts of the Grantors herein, and no other, subject to the matters above set forth.

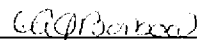
The legal description and stated title owner contained herein was supplied by the Grantors, and the draftsman assumes no responsibility for the correctness thereof.

Dated: March 6, 2024

Grantors:



Karlo E. Borboa

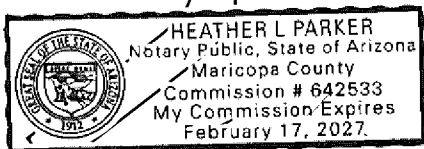


Ana G. Borboa

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On March 6, 2024, before me personally appeared Karlo E. Borboa and Ana G. Borboa, whose identities were proven on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same, in the capacities so noted.

(Seal)



Heather L Parker

Heather L Parker, Notary Public
My commission expires: February 17, 2027

CPWROS LLC

EXHIBIT A

LOT 103, of FINAL PLAT FOR PARCEL 3 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 87.

Not for Circulation