



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 04/09/2024 1439  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2024-025919

**Prepared & Recorded By:**

*Saneida's* **LEGAL**  
SERVICES

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Saneida's Legal Services, LLC #82032  
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**After Recording Return To:**

1234 E. LAUREL DR.  
CASA GRANDE, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

On April 5, 2024

**THE GRANTOR(S):**

BONITA VIDA, LLC an Arizona LIMITED LIABILITY COMPANY for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration of mere change in identity transfer to a revocable living trust, grants, conveys, and warranties to, the

**GRANTEE(S):**

Shaun Joshua Cardenas and Joelle Rene Cardenas, as Initial Co-Trustees of the **CARDENAS FAMILY JOINT REVOCABLE LIVING TRUST**, dated January 7, 2024, the following described real estate, situated in the County of Pinal, State of Arizona:

Legal Description: See attached *Schedule A*

**EXEMPT** pursuant to **A.R.S. § 11-1134(B)(8)**.


Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

**APN: 406-02-5190**

**[SIGNATURE PAGE FOLLOWS]**

**Grantor(s) Signatures:**

DATED: 4-5-2024

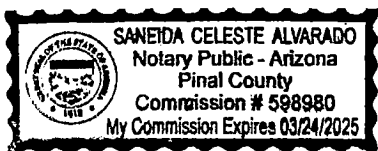
  
\_\_\_\_\_  
Shaun Joshua Cardenas  
Owner of Bonita Vida, LLC


**ACKNOWLEDGMENT**

STATE OF ARIZONA,  
COUNTY OF PINAL, ss:

On this 5<sup>th</sup> day of April 2024 before me, the undersigned Notary Public in and for the County and State, personally appeared Owner Shaun Joshua Cardenas, of Bonita Vida, LLC proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSED my hand and official seal.



  
\_\_\_\_\_  
Notary Public  
My commission expires 3/24/2025

**SCHEDULE A  
LEGAL DESCRIPTION OF REAL PROPERTY**

LOT 24, OF ARIZONA CITY UNIT TWO-B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 24.

BOOK 16 OF MAPS, PAGE 24