



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/25/2024 0908  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2024-030665

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Douglas McCann / Megan Ohlhauser  
2285 E. Dust Devil Drive  
San Tan Valley, AZ 85143

## WARRANTY DEED

Escrow No. 246-6310709 (vc)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**FC & DS, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Douglas McCann, an unmarried man and Megan Ohlhauser, an unmarried woman**, the  
GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the  
grantee as set forth in the attached acceptance by the grantee:

Lot 588, of RANCHO BELLA VISTA SOUTH UNIT 3A, according to the Plat of Record in the Office of the  
County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 148.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements  
and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set  
forth above.

File No.: 246-6310709 (vc)  
A.P.N.: 210-77-5900 9

### **Warranty Deed - continued**

DATED: April 12, 2024

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

FC & DS, LLC, an Arizona limited liability company

By: Daliana B. Soto  
Name: Daliana B. Soto  
Title: Member

By: Fausto Cedillo Medina  
Name: Fausto Cedillo Medina  
Title: Member

STATE OF UTAH )  
County of UTAH )  
ss. )

On 21 APRIL 2024, before me, the undersigned Notary Public, personally appeared Daliana B. Soto and Fausto Cedillo Medina, the Members of FC & DS, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 17 JUNE 2024

Notary Public



**JULIE BRYNER**  
**NOTARY PUBLIC • STATE OF UTAH**  
My Commission Expires June 17, 2024  
**COMMISSION NUMBER 712634**

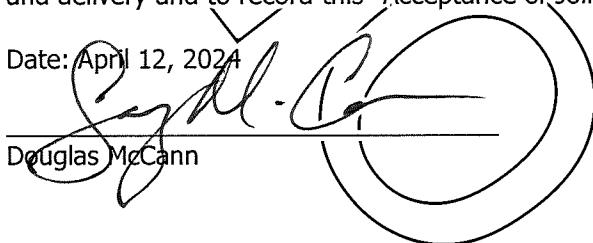
## ACCEPTANCE OF JOINT TENANCY

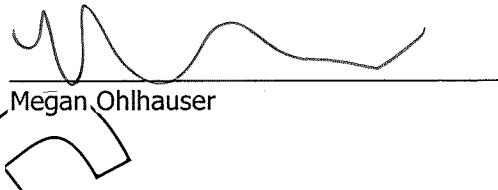
This Acceptance is to be attached to: Warranty Deed dated April 12, 2024 by and between **FC & DS, LLC, an Arizona limited liability company** and **Douglas McCann, an unmarried man and Megan Ohlhauser, an unmarried woman**.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: April 12, 2024

  
Douglas McCann

  
Megan Ohlhauser

STATE OF AZ

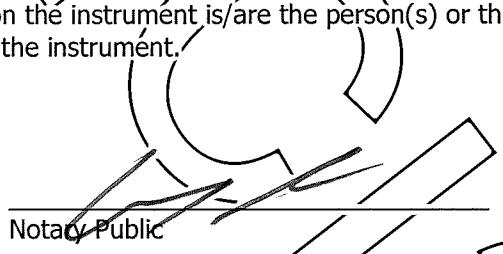
County of Maricopa

)  
ss.

On April 22 2024, before me, the undersigned Notary Public, personally appeared **Douglas McCann and Megan Ohlhauser**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6-16-2024

  
Notary Public



CORY SMITH  
Notary Public - Arizona  
Maricopa Co. / #583524  
Expires 06/16/2024

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-77-5900 9  
 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?

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

FC & DS, LLC  
 477 West Flora Drive  
 Saratoga Springs, UT 84045

### 3. (a) BUYER'S NAME AND ADDRESS:

Douglas McCann and Megan Ohlhauser  
 2285 E. Dust Devil Drive  
 San Tan Valley, AZ 85143

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship:

### 4. ADDRESS OF PROPERTY:

2285 E. Dust Devil Drive  
 San Tan Valley, AZ 85143

### 5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Douglas McCann and Megan Ohlhauser  
 2285 E. Dust Devil Drive  
 San Tan Valley, AZ 85143

(b) Next tax payment due 10/2024

### 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 c.  Condo or Townhouse h.  Mobile or manufactured Home  
 d.  2-4 Plex i.  Other Use; Specify:  
 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.

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 AZ, County of Maricopa

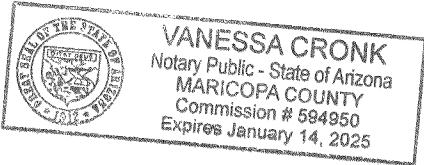
Subscribed and sworn to before me on this 23 day of April 2024

Notary Public

Notary Expiration Date 11/04/2025

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DOR FORM 82162 (04/2014)



## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2024-030665  
 RECORD DATE 04/25/2024

### 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: \$ 400,000.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 2 4

Month/Year

12. DOWN PAYMENT \$ 12,000.00 00

### 13. METHOD OF FINANCING:

a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 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: \$ 0.00 00 AND  
 briefly describe the Personal Property: n/a

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):

Douglas McCann and Megan Ohlhauser

2285 E. Dust Devil Drive

San Tan Valley, AZ 85143

### 18. LEGAL DESCRIPTION (attach copy, if necessary):

LOT 588 OF RANCHO BELLA VISTA SOUTH UNIT 3A (F / 148)

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 22 day of April 2024

Notary Public

Notary Expiration Date 06-06-2024



CORY SMITH  
 Notary Public - Arizona  
 Maricopa Co. / #583524  
 Expires 06/16/2024