



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/23/2024 1215
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2024-055302

RECORDING REQUESTED BY:
Navi Title Agency, LLC

AND WHEN RECORDED MAIL TO:
Diane Prazak and Cara Marie Baker
7591 S Towel Creek Drive
Gold Canyon, AZ 85118

ESCROW NO.. 204-04504-LAT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

FNL Investments LLC, an Arizona Limited Liability Company

do/does hereby convey to

Cara Marie Baker, an unmarried woman and Diane Prazak, an unmarried woman

the following real property situated in Pinal County, State of Arizona:

See 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

RECORDED

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

THAT CERTAIN DEED DATED July 9, 2024, Wherein FNL Investments LLC, an Arizona Limited Liability Company as Grantors, convey to

Cara Marie Baker, an unmarried woman and Diane Prazak, 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 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 July 17, 2024

Grantee(s):

[Signature of Diane Prazak]

Diane Prazak

[Signature of Cara Marie Baker]

Cara Marie Baker

STATE OF Arizona

COUNTY OF maricopa

On July 22, 2024, before me, the undersigned Notary Public, personally appeared Diane Prazak and Cara Marie Baker, 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 his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

FOR NOTARY SEAL OR STAMP

WITNESS my hand and official seal

My Commission Expires 11/30/2028

[Signature of Brandi Berg]

Notary Public



Dated July 9, 2024

GRANTOR(S):

FNL Investments LLC, an Arizona Limited Liability Company

BY: [Signature]
Anthony Fortuna, Manager/Member

BY: [Signature]
Jonathan LoFrisco, Manager/Member

STATE OF Arizona

COUNTY OF Maricopa

On July 18, 2024, before me, the undersigned Notary Public, personally appeared Anthony Fortuna, Manager/Member, of FNL Investments LLC, an Arizona Limited Liability Company and Jonathan LoFrisco, Manager/Member, of FNL Investments LLC, an Arizona Limited Liability Company, 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 his/her/their signature(s) on the instrument 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: 04/11/2027

[Signature]
Notary Public

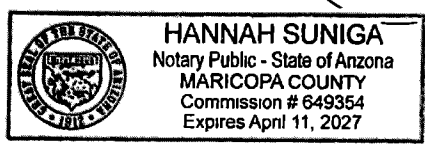
[Large diagonal watermark text: "FNL INVESTMENTS LLC"]

Type of Document: Warranty Deed
Date of Document: July 9, 2024
Number of Pages: 3

State of Arizona

County of Maricopa

On July 19th, 2024 before me personally appeared Jonathan Lofrisco, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity(ies)



[Signature]
Notary Public

Commission Expires: 04/11/2027

Large diagonal watermark text: "HANNASUNIGA.COM"

EXHIBIT "A"

LOT 30, OF PERALTA CANYON PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED UNDER FEE NO. 2017-55293.

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AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 104-09-153

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

FNL Investments LLC, an Arizona Limited Liability Company
678 W San Angelo St
Phoenix, AZ 85050

3 (a) BUYER'S NAME AND ADDRESS:

Diane Prazak and Cara Marie Baker
1701 E Colter St Unit 472
Phoenix, AZ 85016

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

4 ADDRESS OF PROPERTY

7591 S Towel Creek Drive
Gold Canyon, AZ 85118

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

Diane Prazak and Cara Marie Baker
7591 S Towel Creek Drive
Gold Canyon, AZ 85118

(b) Next tax payment due October 1, 2024

6 PROPERTY TYPE (for Primary Parcel) NOTE Check Only One Box

- a Vacant Land
- b Single Family Residence
- c Condo or Townhouse
- d 2-4 Plex
- e Apartment Building
- f Commercial or Industrial Use
- g Agricultural
- h Mobile or Manufactured Home
 Affixed Not Affixed
- i Other Use, Specify _____

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 Arizona County of Maricopa

Subscribed and sworn to before me on this 18 day of July, 2024

Notary Public _____

Notary Expiration Date 04/11/2027

DOR FORM 82162-09/2019



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-055302
RECORD DATE 07/23/2024

9 TYPE OF DEED OR INSTRUMENT (Check Only One Box)

- a Warranty Deed
- b Special Warranty Deed
- c Joint Tenancy Deed
- d Contract or Agreement
- e Quit Claim Deed
- f Other

10 SALE PRICE: \$ 430,000 00

11 DATE OF SALE (Numeric Digits) 06 / 2024
Month / Year

12 DOWN PAYMENT \$ 15,050 00

13 METHOD OF FINANCING

- a Cash (100% of Sale Price)
- b Barter or trade
- c Assumption of existing loan(s)
- d Seller loan (Carryback)
- e New loan(s) from financial institution
 - (1) Conventional
 - (2) VA
 - (3) FHA
- 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)

Navi Title Agency, LLC
365 E Germann Rd Ste 270
Gilbert, AZ 85297

18 LEGAL DESCRIPTION (attach copy if necessary)

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

Signature of Buyer / Agent

State of Arizona County of Maricopa

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

Notary Public _____

Notary Expiration Date April 15, 2024

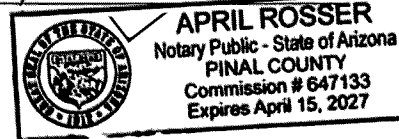


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