



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 11/25/2024 1453

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-090831

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Christopher Jay Protonentis  
839 West Bunkerhill Drive  
Florence, AZ 85132

### SPECIAL WARRANTY DEED

Escrow No. 435-6333483 (ml)

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

**Starlight Homes Arizona LLC, a Delaware limited liability company**, the GRANTOR does hereby convey to

**Christopher Jay Protonentis, a single man and Toni Lenae-Dubose, a single 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 163, OF MAGMA RANCH II - UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET-F, SLIDE 193 AND THEREAFTER AN AFFIDAVIT OF CORRECTION RECORDED AS 2006-84092, OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: October 21, 2024

Warranty Deed - continued

Starlight Homes Arizona LLC, a Delaware limited liability company

By:

Name: Jerald De Los Santos  
Title: Finance Manager

STATE OF AZ

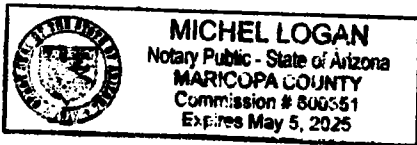
County of Maricopa

On NOV 20, 2024, before me, the undersigned Notary Public, personally appeared **Jerald De Los Santos**, 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:

*Michel Logan*  
Notary Public



### ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated October 21, 2024 by and between **Starlight Homes Arizona, LLC, a Delaware limited liability company** and **Christopher Jay Protonentis, a single man and Toni Lenae Dubose, a single 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: October 21, 2024

Chris P  
Christopher Jay Protonentis

Toni Dubose  
Toni Lenae Dubose

STATE OF AZ

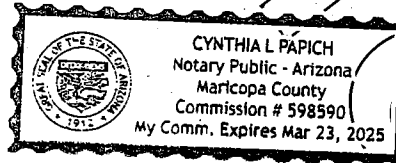
County of Maricopa )  
 ) ss.

On November 22, 2024 before me, the undersigned Notary Public, personally appeared Christopher Jay Protonentis\*, 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.

\*Toni Lenae Dubose  
Cynthia L. Papich  
Notary Public

My Commission Expires:  
March 23, 2025



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-83-1630 4  
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:

Starlight Homes Arizona LLC  
8655 East Via de Ventura Suite F-250  
Scottsdale, AZ 85258

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

Christopher Jay Protonentis and Toni Lenae Dubose  
839 West Bunkerhill Drive  
Florence, AZ 85132

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

13241 East Larrea Lane  
Florence, AZ 85132

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

Christopher Jay Protonentis and Toni Lenae Dubose  
839 West Bunkerhill Drive  
Florence, AZ 85132

(b) Next tax payment due 3/1/2025

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.  Agriculture
- 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.

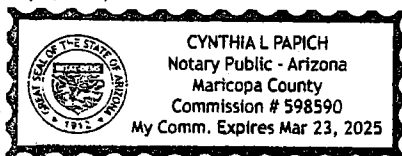
Signature of Seller / Agent [Signature]  
State of Arizona, County of Maricopa

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

Notary Public Cynthia L. Papich

Notary Expiration Date March 23, 2025

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2024-090831  
RECORD DATE 11/25/2024

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: \$368,990.00 **00**

11. DATE OF SALE (Numeric Digits): 1 0 / 2 4  
Month/Year

12. DOWN PAYMENT: \$6,684.00 **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:

\$ 0.00 **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):

Christopher Jay Protonentis and Toni Lenae Dubose  
839 West Bunkerhill Drive  
Florence, AZ 85132

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

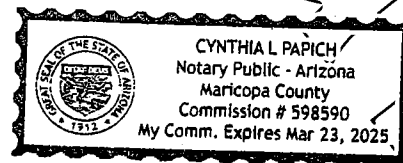
Lot 163, of MAGMA RANCH II - UNIT-2 (F / 193)

Signature of Buyer / Agent [Signature]  
State of Arizona, County of Maricopa

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

Notary Public Cynthia L. Papich

Notary Expiration Date March 23, 2025



**EXHIBIT "A "**

Escrow No. 435-6333483 (ml)

LOT 163, OF MAGMA RANCH II - UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193 AND THEREAFTER AN AFFIDAVIT OF CORRECTION RECORDED AS 2006-84092, OF OFFICIAL RECORDS.

HomeLife