



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 11/26/2024 1403
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2024-091306

Recorded at the request of *Clear Title Agency of Arizona*

AND WHEN RECORDED MAIL TO:
Stephanie Aguilar Luna and Brian Aguilar Luna
678 S Pinal Dr
Apache Junction, AZ 85120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 40240435-dp

WARRANTY DEED

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

123 Closed LLC, an Arizona limited liability company and MITRA LLC, an Arizona limited liability company, the GRANTOR

does hereby convey to

Stephanie Aguilar Luna, a single woman and Brian Aguilar Luna, a single man, the GRANTEE,

the following real property situated in Pinal County, 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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 40240435-dp

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: October 28, 2024

123 Closed LLC, an Arizona limited liability company

BY: [Signature]
Layne Peterson
Authorized Agent

MITRA LLC, an Arizona limited liability company

BY: Signed in Counterpart
Kaseton Jodell Lavender
Member

STATE OF ARIZONA }
COUNTY OF MARICOPA } }SS

Subscribed and sworn to before me this 21st day of November 2024, by Layne Peterson, who acknowledges to be the Authorized Agent of 123 Closed LLC, an Arizona limited liability company, and as such officer is duly authorized to sign on behalf of the company

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 09/30/2027



STATE OF ARIZONA }
COUNTY OF MARICOPA } }SS

Subscribed and sworn to before me this ___ day of ___ 20___, by Kaseton Jodell Lavender, who acknowledges to be the Member of MITRA LLC, an Arizona limited liability company, and as such officer is duly authorized to sign on behalf of the company

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: _____

Escrow No.: 40240435-dp

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: October 28, 2024

123 Closed LLC, an Arizona limited liability company

BY: _____
Layne Peterson
Authorized Agent

MITRA LLC, an Arizona limited liability company

BY: _____
Kaseton Jodell Lavender
Member

STATE OF ARIZONA }
COUNTY OF MARICOPA } }SS

Subscribed and sworn to before me this _____ day of _____, 20____, by Layne Peterson, who acknowledges to be the Authorized Agent of 123 Closed.LLC, an Arizona limited liability company, and as such officer is duly authorized to sign on behalf of the company

In witness whereof I hereunto set my hand and official seal.

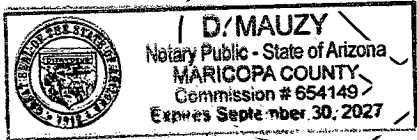
Notary Public
My Commission Expires: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA } }SS

Subscribed and sworn to before me this 20th November day of 2024, by Kaseton Jodell Lavender, who acknowledges to be the Member of MITRA LLC, an Arizona limited liability company, and as such officer is duly authorized to sign on behalf of the company

In witness whereof I hereunto set my hand and official seal.

Notary Public
My Commission Expires: 09/30/2027



Escrow No.: 40240435-dp

EXHIBIT A

Lot 12, Block 4, SMYTHE'S COUNTY LINE SUBDIVISION, according to the plat of record in the office of the County Recorder, of Pinal County, Arizona, recorded in Book 8 of Maps, Page 13.

WARRANTY DEED

Escrow No.: 40240435-dp

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to that particular Warranty Deed dated October 28, 2024 by and between

123Closed LLC and MITRA LLC, as Grantors, and

Stephanie Aguilar Luna and Brian Omar Aguilar Luna, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as joint tenants with right of survivorship and not as community property with right of survivorship, 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 community property with right of survivorship and not as tenants in common.

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

Dated: November 25, 2024


Stephanie Aguilar Luna


Brian Omar Aguilar Luna

STATE OF ARIZONA

}
}SS

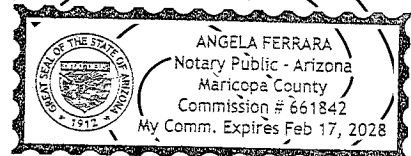
County of Maricopa }

Subscribed and sworn to before me this 25 day of November 2024 by
Stephanie Aguilar Luna and Brian Omar Aguilar Luna

In witness whereof I hereunto set my hand and official seal.


Notary Public

My Commission Expires: 2/17/28



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-08-0420
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

123Closed LLC and MITRA LLC
5304 E Southern Ave, Ste 101
Mesa, AZ 85206

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

Stephanie Aguilar Luna and Brian Omar Aguilar Luna
727 S 96th St
Mesa, AZ 85208

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

4. ADDRESS OF PROPERTY:

678 S Pinal Dr
Apache Junction, AZ 85120

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

Stephanie Aguilar Luna and Brian Omar Aguilar Luna
678 S Pinal Dr
Apache Junction, AZ 85120

(b) Next tax payment due: March 1, 2025

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

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- 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 _____ County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Signed in Counterpart

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-091306
RECORD DATE 11/26/2024

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: \$ 325,000 00

11. DATE OF SALE (Numeric Digits): 10 / 2024
Month / Year

12. DOWN PAYMENT \$ 5,887 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:

\$ 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: _____

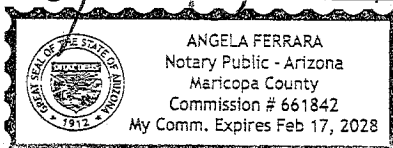
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Clear Title Agency of Arizona
3035 S Ellsworth Rd Ste 128, Mesa, AZ 85212
(480) 278-8445

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of AZ County of Maricopa
Subscribed and sworn to before me on this 20th day of Nov / 2024
Notary Public _____
Notary Expiration Date _____



AFFIDAVIT OF PROPERTY VALUE

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 SPLIT

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Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 0

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(b) Are the Buyer and Seller related? Yes No
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Apache Junction, AZ 85120
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- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
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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 20 day of Nov 2024
 Notary Public: _____
 Notary Expiration Date: 09/30/2027

FOR RECORDER'S USE ONLY

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

- a. Warranty Deed
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Clear Title Agency of Arizona
3035 S Ellsworth Rd Ste 128, Mesa, AZ 85212
(480) 278-8445

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent: _____
 State of _____ County of _____
 Subscribed and sworn to before me on _____ day of _____ 20____
 Notary Public: _____
 Notary Expiration Date: _____

Signed in Counterpart

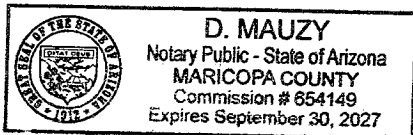


EXHIBIT "A"

Lot 12, Block 4, SMYTHE'S COUNTY LINE SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, Page 13.

SMYTHE'S COUNTY LINE SUBDIVISION