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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 12/02/2024 1345
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-092334

WHEN RECORDED MAIL TO:

Kristin Gentile White, Esq.
3336 East Chandler Heights Road
Suite #117
Gilbert, Arizona 85298

EXEMPT PURSUANT TO
A.R.S. §11-1134(B)(7)(c)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration **DUAL ALPHA PROPERTIES, LLC, An Arizona Limited Liability Company** ("Grantor"),

conveys to

JAMES TYLER HUARD AND KELLY ANN HUARD, husband and wife ("Grantees"), the following real property situated in Pinal County, Arizona:

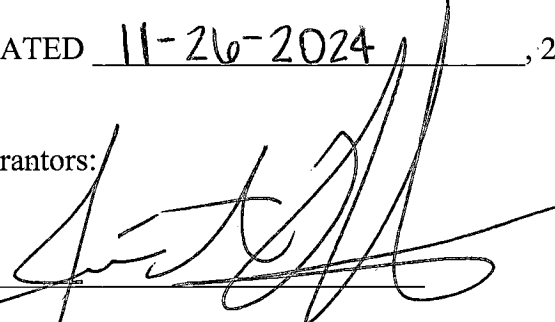
LOT 106, ARROYO VERDE, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 107.


SUBJECT TO: Current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantors warrant the title, against all persons subject to the above matters.

DATED 11-26-2024, 2024.

Grantors:


James Tyler Huard
Manager of Dual Alpha Properties, LLC


Kelly Ann Huard
Manager of Dual Alpha Properties, LLC

STATE OF ARIZONA
COUNTY OF MARICOPA

} ss:
}

The foregoing instrument was acknowledged before me this 26th day of November, 2024, by **James Tyler Huard and Kelly Ann Huard**.

gracesarahwaaramaa
Grace Sarah Waaramaa, Notary Public
c/o Law Office of Kristin Gentile White, PC
3336 East Chandler Heights Road, Suite #117
Gilbert, Arizona 85298
My commission expires: 01-05-2028



Description of document this notarial certificate is being attached to:	
Type/Title	Special Warranty Deed
Date of Doc	NOVEMBER 26, 2024
Number of Pages	Two
Add'l Signers (other than those named in the notarial certificate.)	