



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 01/29/2025 1537

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-006762

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:
MISTY DALE MATA, or Trustee
18491 East Verde Court
Gold Canyon, AZ 85118

MAIL TAX STATEMENTS TO:
MISTY DALE MATA, or Trustee
18491 East Verde Court
Gold Canyon, AZ 85118

RECORDING REQUESTED BY:
Desert Financial Credit Union
148 North 48th Street
Phoenix, AZ 85034

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION,

I, MISTY MATA, a single woman, the GRANTOR,

DO HEREBY CONVEY TO:

I, MISTY DALE MATA, as Trustee of MISTY MATA FAMILY TRUST, U/A Dated January 27
2025 as Grantee:

ALL OF THE FOLLOWING described real property located in the County of Pinal, State of
Arizona:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE
A PART HEREOF.**

Site Address: 2617 East San Manuel Road, San Tan Valley, Arizona 85143
Assessor's Parcel Number: 210-67-6290

EXEMPT: per A.R.S. §11-1134-B8

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, the GRANTOR does hereby bind themselves to warrant and defend the title as against all acts of the GRANTOR herein and no other.

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust is MISTY DALE MATA, 18491 East Verde Court, Gold Canyon, Arizona 85118. The then-acting Trustee has the power and authority to encumber or otherwise to manage dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS my hand this 27 day of January, 2025

GRANTOR:

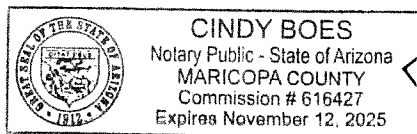
Misty Mata
MISTY MATA

STATE OF ARIZONA

COUNTY OF MARICOPA

SS:

The foregoing instrument was acknowledged before me on this 27 day of January, 2025, by MISTY MATA.



Cindy Boes
NOTARY PUBLIC

Maria Galaviz Barajas, AZCLDP No. 82105 and Desert Financial Credit Union, AZCLDP No. 81024 and Cindy Boes, AZCLDP No. 81680.

EXHIBIT "A"

LOT 628, OF THE VILLAGE AT COPPER BASIN UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 117

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL MINERALS AND ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

Also known as 2617 East San Manuel Road, San Tan Valley, Arizona 85143

Assessor's Parcel Number: 210-67-6290