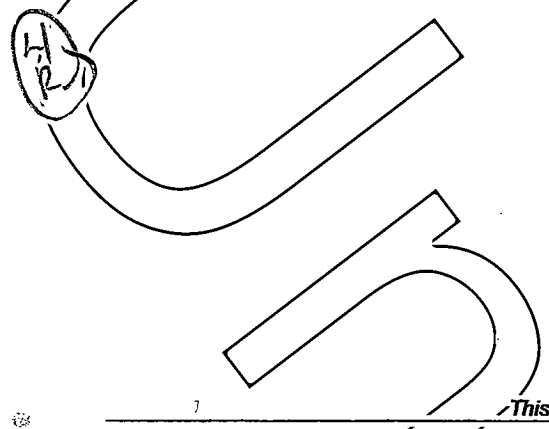


Irene Whitten  
89 W Red Mesa Trail  
San Tan Valley, AZ 85143



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 02/14/2025 1138  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2025-011039



This space is reserved for Recorder's use only.

### Arizona General Warranty Deed

State of Arizona  
County of PINAL

EXEMPT A.R.S. 11-1134 B2

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of  
ZERO US Dollars (\$ 0 ) in hand, paid to

Irene Whitten

with an address of 89 West Red Mesa Trail, San Tan Valley AZ 85143  
(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Irene Whitten & Jonathan N. Stephens

with an address of 89 W Red Mesa Trail - San Tan Valley, AZ  
(the "Grantee" or Grantees"), its successors and assigns the following-described real property,  
lying, being and situated in PINAL County, Arizona, to wit: 85143

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

For conveyances to a trust, list the trust's beneficiary or beneficiaries:

For conveyances to a trust, provide recording information for Certificate of Trust Existence:



Until amended, tax information shall be sent to:

Name: IRENE Whitten

Address: 89 W. Red Mesa TRAIL SAN TAN Valley, AZ  
85143

This instrument was prepared by:

Name: IRENE Whitten AND Jonetta N. Stephens

Address: 89 W. Red Mesa TRAIL SAN TAN Valley, AZ  
85143

After recording, return to:

Name: IRENE Whitten AND Jonetta N. Stephens

Address: 89 W. Red Mesa TRAIL SAN TAN Valley, AZ  
85143

**SUBJECT TO:** easements, restrictions, reservations, and other agreements and matters of record, if any.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year \_\_\_\_\_ and thereafter.

**IN WITNESS WHEREOF,** the Grantor(s) has/have duly executed this instrument as of the date hereinunder.

Grantor Signature: \_\_\_\_\_

Irene Whitten

Date: 2-14-25

Printed Name: \_\_\_\_\_

IRENE Whitten

Grantor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Arizona )  
County of Pinal )

On 2-14-2025 before me, Nicolas Davis,  
personally appeared Frene Whitten,  
who 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 the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

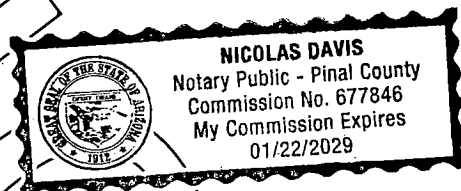
I certify under PENALTY OF PERJURY under the laws of the state of Arizona that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Printed Name Nicolas Davis

My Commission Expires 01-22-2029



(Seal)

**EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

Lot 95 JOHNSON RANCH UNIT 24  
According to the Plat Record in the  
Office of the County Recorder of  
PINAL COUNTY, ARIZONA,  
Recorder in Cabinet F, Slide 180  
APN/PARCEL ID: 210-76-7950