



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 03/12/2025 1504

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-018748

RECORDING REQUESTED BY:  
Stewart Title & Trust of Tucson

WHEN RECORDED MAIL TO:  
Stewart Title & Trust of Tucson - Casa Adobes  
6831 N. Oracle Road, Suite 101  
Tucson, AZ 85704

FILE NO.: 2551750

SPACE ABOVE THIS LINE FOR RECORDERS USE

**WARRANTY DEED**

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

**Right Properties LLC, an Arizona limited liability company**

do/does hereby convey to

**Manuela Elliott, an unmarried woman**

the following real property situated in **Pinal** County, State of Arizona:

Lot 24, Block 3, AMENDED PLAT OF THE ORIGINAL TOWNSITE OF SAN MANUEL, according to Book 7 of Maps, Page 21, and re-recorded in Cabinet B, Slide 6, records of Pinal County, Arizona.

APN: 307-07-1280

**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 I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: March 4, 2025

Right Properties LLC., an Arizona limited liability company

Spencer Jones, as member

**NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED**

State of Arizona

County of Maricopa

) ss

This instrument was acknowledged before me this 6 day of March, 2025 by Spencer Jones as Member of Right Properties LLC., an Arizona limited liability company.

(Seal)

Sheri Trimmer  
Notary Public

My commission expires: 3-30-27



*Large diagonal watermark text: RIGHT PROPERTIES LLC*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 307-07-128  
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:

Right Properties LLC., an Arizona limited liability company  
21720 SW Lois St  
Beaverton, OR 97003

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

Manuela Elliott  
3632 W Horizon Hills Drive  
Tucson, AZ 85741

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

4. ADDRESS OF PROPERTY:

114 W 4th Ave  
San Manuel, AZ 85631

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

Manuela Elliott  
114 W 4th Ave  
San Manuel, AZ 85631

(b) Next tax payment due October 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."

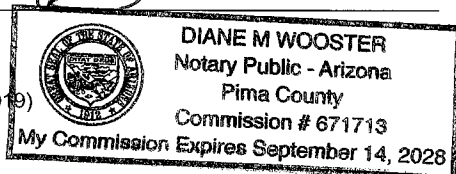
8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 [Signature]  
State of AZ, County of Pima

Subscribed and sworn to before me on this 12 day March of 2025

Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-018748  
RECORD DATE 03/12/2025

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: \$ 157,500.00

11. DATE OF SALE (Numeric Digits): 03/2025  
Month / Year

12. DOWN PAYMENT \$ 157,500 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)
- f.  Other financing; Specify: \_\_\_\_\_
- d.  Seller Loan (Carryback)

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: \_\_\_\_\_

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: \_\_\_\_\_

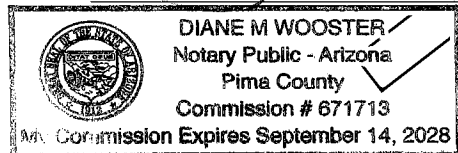
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):  
See attached Exhibit "A"

Signature of Buyer / Agent [Signature]  
State of AZ, County of Pima

Subscribed and sworn to before me on this 12 day March of 2025

Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



File No.: 2551750

**EXHIBIT "A"**  
**Legal Description**

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APN: 307-07-1280

San Manuel