

RECORDING REQUESTED BY:
AZ Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/01/2025 1015
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-025217

AND WHEN RECORDED MAIL TO
Cale Swanson and Kayla Galbraith
1484 West 13th Avenue
Apache Junction, AZ 85120

ESCROW NO.: 831-29286-CH

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Alexandra Becker, a single woman, and Shawn A. Becker, a single woman, as joint tenants with
right of survivorship

do/does hereby convey to
Cale Swanson, a single man, and Kayla Galbraith, a single woman


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

SIGNATURE PAGE FOLLOWS

Dated this 26th day of March, 2025.



Alexandra Becker

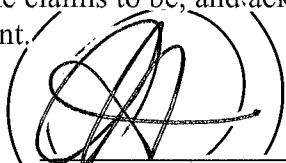


Shawn A. Becker

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 26th day of March 2025, before me personally appeared Alexandra Becker and Shawn A. Becker, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]



Notary Public



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa Co. / #668879
Expires 07/31/2025

EXHIBIT "A"

Legal Description

Lot 1, of IRONWOOD COVE II, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 33.

IRONWOOD COVE II

ESCROW NO.: 831-29286-CH

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

26th
THAT CERTAIN WARRANTY DEED DATED 3/30/2025 Wherein
**Alexandra Becker, a single woman, and Shawn A. Becker, a single woman, as joint tenants with right
of survivorship**

as Grantors, convey to

Cale Swanson, a single man, and Kayla Galbraith, a single woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property
legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property
as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Dated: 03/26/2025

Cale Swanson
Cale Swanson

Kayla Galbraith
Kayla Galbraith

State of ARIZONA
County of MARICOPA

On 3/30/2025, before me, the Undersigned, a Notary Public in and for said County and State,
personally appeared Cale Swanson and Kayla Galbraith personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]

FOR NOTARY SEAL OR STAMP



EXHIBIT "A"
Legal Description

Lot 1, of IRONWOOD COVE II, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 33.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-54-0010
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) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Alexandra Becker and Shawn A. Becker
1484 West 13th Avenue
Apache Junction, AZ 85120

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

Cale Swanson and Kayla Galbraith
21116 East Avenida Del Valle
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

1484 West 13th Avenue
Apache Junction, AZ 85120

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

Cale Swanson and Kayla Galbraith
1484 West 13th Avenue
Apache Junction, AZ 85120

(b) Next tax payment due 10-1-2025

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 Arizona, County of Maricopa
Subscribed and sworn to before me on this 10th day of Mar. 2025
Notary Public _____
Notary Expiration Date 7-31-2025



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa Co. / #608579
Expires 07/31/2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-025217
RECORD DATE 04/01/2025

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: \$ 390,000.00

11. DATE OF SALE (Numeric Digits): 2/25
Month / Year

12. DOWN PAYMENT \$ 20,000.00

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 f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- 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: 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):

Buyer and Seller Herein

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signed in Counterpart

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

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Signed in Counterpart

Signature of Seller / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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Buyer and Seller Herein

Phone: _____

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 30 day of March 2025

Notary Public _____

Notary Expiration Date 01/12/2026

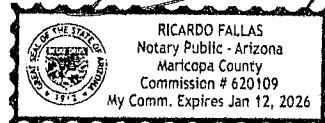


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