



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/04/2025 0908

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-026345

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
Leilani Brown
34157 Mirage Court
Queen Creek, AZ 85142

ESCROW NO: CA-25-02-100125KV

Warranty Deed

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

339 Properties, LLC, an Arizona limited liability company,

as GRANTOR(s)

do/does hereby convey to

Leilani Brown, an unmarried woman,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED
APN: 107-25-1230 2

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 the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

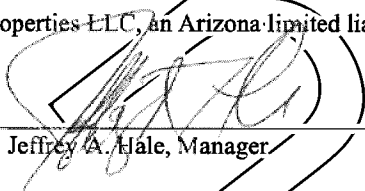
Warranty Deed

Escrow No. CA-25-02-100125KV
APN: 107-25-1230 2

Grantor(s):

339 Properties LLC, an Arizona limited liability company

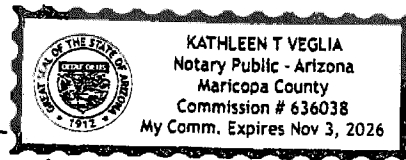
BY:


Jeffrey A. Hale, Manager

State of ARIZONA

County of MARICOPA

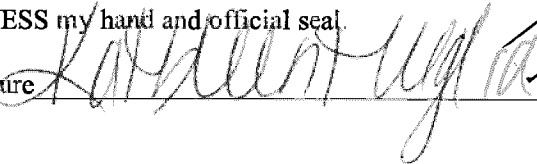
SS:



On March 14, 2025, before me the undersigned Notary Public, personally appeared Jeffrey A Hale, Manager, 339 Properties LLC, 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



My Commission Expires:

11-03-26

CA 25

EXHIBIT "A"

Lot 23, OF REPLAT OF PETROGLYPH ESTATES AT SUPERSTITION FOOTHILLS, According To The Plat Of Record In The Office Of The County Recorder Of Pinal County, Arizona Recorded In Cabinet D, Slide 113.

Except 1/16th. Of All Oil, Gases And Other Hydrocarbon Substances, Coal, Stone, Metals, Minerals, Fossils, And Fertilizer. Of Every Name And Description, And

Except All Materials Which May Be Essential To Production Of Fissionable Material As Reserved In Arizona Revised Statutes.

APN: 107-25-1230 2

Superstition

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 107 - 25 - 1230 2 -
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 (no more than four):
1. 3. 2. 4.

2. Sellers Name and Address

339 Properties LLC
4445 E Holmes Ave Ste 101
Mesa AZ 85206

3. (a) Buyers Name and Address

Leilani Brown
34157 Mirage Court
Queen Creek AZ 85142

(b) Are the Buyer and Seller related? Yes No
If yes state relationship

4. ADDRESS OF PROPERTY:

9264 East Superstition Mountain Drive
Gold Canyon AZ 85118

5. (a) MAIL TAX BILL TO:

Leilani Brown
34157 Mirage Court
Queen Creek, AZ 85142

(b) Next tax payment due 10-01-2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land:
- b. SFR:
- c. Condo
- d. 2-4 Plex:
- e. Apartment Building:
- f. Commercial/Industrial:
- g. Agricultural:
- h. Mobile or Manufactured Home:
- i. Affixed Not Affixed
- j. Other Use; Specify:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To be used as a primary residence.
 - To be rented to someone other than a "qualified family member."
 - Owner occupied not a primary 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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed:
- b. Special Warranty Deed:
- c. Joint Tenancy Deed:
- d. Contract or Agreement:
- e. Quit Claim Deed:
- f. Other:

10. SALES PRICE	<u>\$120,000.00</u>
11. DATE OF SALE (Numeric Digits):	<u>03 / 25</u>
12. DOWN PAYMENT	<u>\$60,000.00</u>

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price):
- b. Barter or trade:
- c. Assumption of existing loan(s):
- d. Seller Loan (Carryback):
- e. New loan(s) from financial institution:
- (1) Conventional (2) FHA (3) VA
- f. Other financing; Specify:

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% or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property: \$
briefly describe the Personal Property: N/A

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):

Driggs Title Agency, Inc. -
14287 N 87th Street Scottsdale, AZ 85260

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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 of Buyer/Agent

State of AZ, County Of Maricopa

State of AZ, County Of Maricopa

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

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

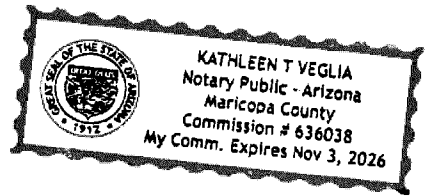
Notary Public Kathleen T Veglia

Notary Public Kathleen T Veglia

Notary Expiration Date 11-03-26

Notary Expiration Date 11-03-26

DOR FORM 82162 (04/2014)



Maricopa

Legal Description

Lot 23, OF REPLAT OF PETROGLYPH ESTATES AT SUPERSTITION FOOTHILLS, According To The Plat Of Record In The Office Of The County Recorder Of Pinal County, Arizona Recorded In Cabinet D, Slide 113.

Except 1/16th Of All Oil, Gases And Other Hydrocarbon Substances, Coal, Stone, Metals, Minerals, Fossils, And Fertilizer Of Every Name And Description, And

Except All Materials Which May Be Essential To Production Of Fissionable Material As Reserved In Arizona Revised Statutes.

APN: 107-25-1230.2

Superstition