



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 05/08/2025 1347

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-037209

Prepared by:

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Strategic Points Document Preparation, PLLC, AZCLDP 80947
P.O. Box 13219
Mesa, AZ 85216

Mail Recorded Deed & Tax Notice To:

Valerie Lynn Echeverria
William (Rob) Berner
1411 E. Jacqueline Pl.
Casa Grande, AZ 85122

Exempt pursuant to A.R.S. § 11-1134(B)(11)

WARRANTY DEED
Joint Tenancy with Right of Survivorship

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, VALERIE LYNN ECHEVERRIA, an unmarried woman, the Grantor herein, does hereby convey to VALERIE ECHEVERRIA, an unmarried woman, and WILLIAM BERNER, an unmarried man, the Grantees, as Joint Tenants with Right of Survivorship, all of Grantor's right, title and interest in and to the real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, and described as follows:

Lot 304 of ARROYO VISTA UNIT 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 182 of official records.

Assessor's Parcel Number: 505-04-631.

Property address: 1411 East Jacqueline Place, Casa Grande, Arizona 85122.

SUBJECT TO: current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions, as may appear of record, and all matters that can be determined by a visual inspection or a complete and accurate survey of the property.

And the Grantor hereby binds themselves and their successors to warrant and defend the title as against all persons whomsoever, subject to the matters set forth above.

DATED this 06 day of May, 2025.

Valerie Lynn Echeverria
VALERIE LYNN ECHEVERRIA, Grantor

STATE OF ARIZONA)

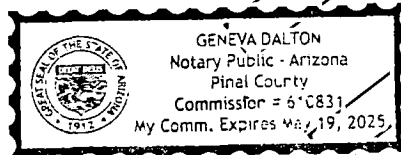
COUNTY OF PINAL)

ss.

This notary certificate is attached to Warranty Deed dated this 06 day of May, 2025, consisting of three (3) pages including the notary certificates, and was executed by VALERIE LYNN ECHEVERRIA, and proved to me on the basis of satisfactory evidence to be the person whose name is are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereby set my hand and Official Seal.

NOTARY SEAL:



Gene Dalton
Notary Public

My commission expires: May 19, 2025

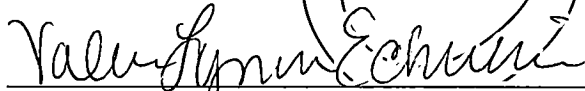
**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

The Grantees, VALERIE ECHEVERRIA and WILLIAM BERNER, by signing the acceptance below, evidence their intention to acquire said premises not as Community Property with the Right of Survivorship, or as Tenants In Common, or as a Community Property Estate, but as Joint Tenants with Right of Survivorship.

That each of us, individually and jointly, as Grantees hereby asserts and affirms that it is our intention to accept said conveyance as such Joint Tenancy with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenancy with Right of Survivorship.

Refer to legal description referenced in the Warranty Deed recorded with this Acceptance of Joint Tenancy with Right of Survivorship.

Dated this 06 day of May, 2025.



VALERIE ECHEVERRIA, Grantee

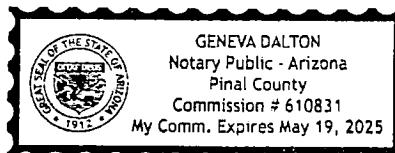

WILLIAM BERNER, Grantee

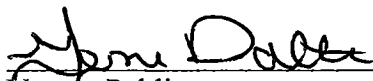
STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

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IN WITNESS WHEREOF, I hereby set my hand and Official Seal.

NOTARY SEAL:




Notary Public

My commission expires: May 19, 2025