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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 05/19/2025 1439  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2025-040245

When recorded, return to:

Niemann Consulting, Inc.  
8624 E Via Del Sol Dr.  
Scottsdale, AZ 85255

EXEMPT PURSUANT TO A.R.S 11-1134 (B7)

### GENERAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Great Partners, LLC, an Arizona limited liability company ("Grantor"), hereby grants, transfers and conveys to Niemann Consulting, Inc., an Arizona corporation ("Grantee"), that real property located in Pinal County, Arizona and legally described as:

See **Exhibit "A"** attached hereto and by this reference made a part hereof;

together with all water, air and mineral rights (including any grandfathered groundwater or other groundwater and all surface water rights), interests, leases, rights, privileges and easements appurtenant thereto and all improvements, buildings and fixtures now, or hereafter thereon, including but not limited to water rights, wells, motors, pumps, water storage and distribution facilities, timber rights, grazing rights and access rights relating thereto (the "Property").


SUBJECT TO: current taxes not yet due and payable, and those matters of public record.

Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

DATED as of April 30, 2025,

**GRANTOR:**

**GREAT PARTNERS, LLC,**  
an Arizona limited liability company

  
Edward Niemann Jr., Manager

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.

**ACKNOWLEDGMENT**

STATE OF ARIZONA

) ss.

County of Maricopa )

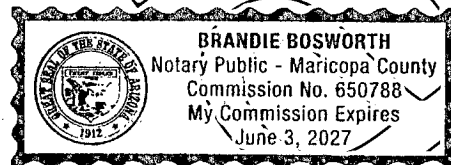
On May 15, 2025, before me, Brandie Bosworth, Notary Public personally appeared Edward Niemann Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 

(Seal)



**EXHIBIT "A"**

[legal descriptions attached]

U  
H  
O  
F  
C  
S

[589 West Jardin Loop, Casa Grande, Arizona]

Lot 29, SK RANCH, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Cabinet C, Slide 120.

EXCEPT 1/16th of all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, mineral, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which may be determined to be particularly essential to the production of fissionable materials as provided by A.R.S. 37-231, as reserved in the Patent from the State of Arizona recorded in Docket 1669, Page 558.

[18600 North Lariat Road, Maricopa, Arizona]

Lot 47, FINAL PLAT OF WILLOW PARCEL 7 AT GLENNWILDE, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Cabinet E, Slide 185 and Affidavit of Correction recorded as 2006-061217 of Official Records.

Maricopa

[42515 West Hillman Drive, Maricopa, Arizona]

Lot 163, FINAL PLAT FOR PHASE II PARCEL 16/17 AT RANCHO EL DORADO,  
according to the plat of record in the Office of the County Recorder of Pinal County,  
Arizona recorded in Cabinet D, Slide 77.