



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*

DATE/TIME: 05/20/2025 1000
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-040551

AND WHEN RECORDED MAIL TO:
Frank West Capital, LLC
4365 E Pecos Rd, Suite 108
Gilbert, AZ 85295

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250348-sd.

WARRANTY DEED

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

Cristina Alvarez and Tracy Alvarez, wife and husband, the GRANTOR

does hereby convey to

Frank West Capital, LLC, an Arizona limited liability company, the GRANTEE,

the following real property situated in **PINAL** County, Arizona:

Lot 25, of PARCEL 11 AT CIRCLE CROSS RANCH, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 108.

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.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 70250348-sd

Signatures and Notary Acknowledgment Page

Dated: March 25, 2025

Cristina Alvarez
Cristina Alvarez

Tracy Alvarez
Tracy Alvarez

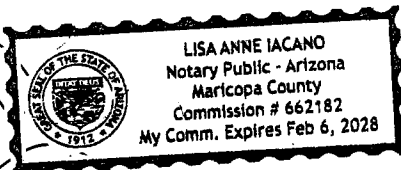
Signed in Counterpart

STATE OF ARIZONA }
COUNTY OF Pinal } JSS

Subscribed and sworn to before me this 18th day of May, 2025, by Cristina Alvarez and Tracy Alvarez.

In witness whereof I hereunto set my hand and official seal.

Lisa Anne Iacano
Notary Public



My Commission Expires: 2-6-2028

DUPLICATE

Warranty Deed - continued

Escrow No.: 70250348-sd

Signatures and Notary Acknowledgment Page

Dated: March 25, 2025

Signed in Counterpart

Cristina Alvarez

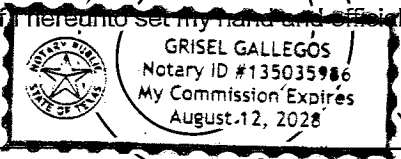
[Signature]

Tracy Alvarez

STATE OF ARIZONA }
COUNTY OF Tarrant }SS

Subscribed and sworn to before me this 22 day of April, 2025, by Cristina Alvarez and Tracy Alvarez.

In witness whereof, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: August 12, 2028

Large diagonal watermark text, possibly reading 'ARIZONA' or similar, is present across the bottom right portion of the page.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-80-6100 9
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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Cristina Alvarez and Tracy Alvarez
1367 W Stephanie Ln
San Tan Valley, AZ 85143

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

Frank West Capital, LLC
4365 E Pecos Rd, Suite 108
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

1367 W Stephanie Ln
San Tan Valley, AZ 85143

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

Frank West Capital, LLC
4365 E Pecos Rd, Suite 108
Gilbert, AZ 85295

(b) Next tax payment due: October 1, 2025

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. 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:

- 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.

COUNTY OF RECORDATION PINAL
FEE NO 2025-040551
RECORD DATE 05/20/2025

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. SALE PRICE: \$ 365,000 00

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

12. DOWN PAYMENT \$ 365,000 00

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) VA
(3) FHA
- 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 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):

Clear Title Agency of Arizona
355 E Germann Rd Ste 230, Gilbert, AZ 85297
(480)278-8470

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

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: Cristina Alvarez

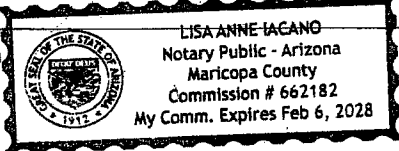
State of AZ, County of Pinal

Subscribed and sworn to before me on this 18 day of May, 2025

Notary Public: [Signature]

Notary Expiration Date: 2-6-2028

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent: [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 19 day of May, 2025

Notary Public: [Signature]

Notary Expiration Date: 9.4.28



EXHIBIT "A"

Lot 25, of PARCEL 11 AT CIRCLE CROSS RANCH, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 108.

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