



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 06/30/2025 1010
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-053073

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

AND WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250631-sd

WARRANTY DEED

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

Jeffery L. Watson, a married man, as his sole and separate property, 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 210, JOHNSON RANCH UNIT-15, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 35;

Except all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, uranium, thorium or any other material which is or may be determined to peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Arizona Revised Statutes.

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.: 70250631-sd

Signatures and Notary Acknowledgment Page

Dated: June 2, 2025

Jeffery L. Watson
Jeffery L. Watson

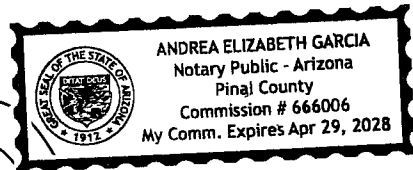
STATE OF ARIZONA }
COUNTY OF PINAL } SS

Subscribed and sworn to before me this 20 day of June 2025, by Jeffery L. Watson.

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

Andrea Elizabeth Garcia
Notary Public

My Commission Expires: 04-29-2028



Watermark: Pinal County, Arizona

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: .210-65-2100 4
 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
Jeffery L. Watson
484 E Cheyenne Rd
San Tan Valley, AZ 85143

3. (a) BUYER'S NAME AND ADDRESS:
Frank West Capital LLC
4365 E Pecos Rd Ste 108
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:
484 E Cheyenne Rd
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 Ste 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 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-053073
 RECORD DATE 06/30/2025

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: \$ 220,000 00

11. DATE OF SALE (Numeric Digits): 06 / 2025
 Month / Year

12. DOWN PAYMENT \$ 220,000 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from
 financial institution:
 b. Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 d. Seller loan (Carryback) 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 _____
 State of ARIZONA, County of PINAL
 Subscribed and sworn to before me on this 30 day of June, 2025
 Notary Public Andrea Elizabeth Garcia
 Notary Expiration Date 04-29-2028

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 30 day of June, 2025
 Notary Public Shannon Doetsch
 Notary Expiration Date 9470

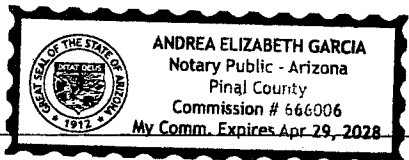


EXHIBIT "A"

Lot 210, JOHNSON RANCH UNIT 15, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 35;

Except all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, uranium, thorium or any other material which is or may be determined to peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Arizona Revised Statutes.

Johnson
Ranch
Unit 15