



DATE/TIME: 08/05/2025 1317  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-063314

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFTER RECORDING, MAIL TO:**

Brittany Nicole Klemme, as Manager  
4638 E. La Puente Ave.  
Phoenix, AZ 85044

**MAIL TAX STATEMENTS TO:**

Brittany Nicole Klemme, as Manager  
4638 E. La Puente Ave.  
Phoenix, AZ 85044

**PREPARED BY and  
RECORDING REQUESTED BY**

Luan Mai, Esq.  
10201 S. 51st Street, Suite 257  
Phoenix, Arizona 85044

## WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, I,

BRITTANY KLEMME, an unmarried woman, the GRANTOR,

Whose mailing address is 4638 E. La Puente Ave., Phoenix, AZ 85044;

DO HEREBY CONVEY TO:

HUSKER ZONE, LLC, an *Arizona Limited Liability Company*, the GRANTEE,

Whose mailing address is 4638 E. La Puente Ave., Phoenix, AZ 85044;

All of THE FOLLOWING described real property located in the County of Pinal, State of Arizona:

LOT 4, BLOCK 10, ARMENTA ADDITION TO CASA GRANDE, ACCORDING TO  
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL  
COUNTY, ARIZONA, IN BOOK 1 OF MAPS, PAGE 39.

Site Address: 313 S. Sacaton St., Casa Grande, AZ

Assessor's Parcel Number: 507-13-0900

**EXEMPT: per A.R.S. §11-1134-B7**

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, the GRANTOR does hereby bind herself to warrant and defend the title as against all acts of the GRANTOR herein and no other.

*(Remainder of Page Intentionally Left Blank)*

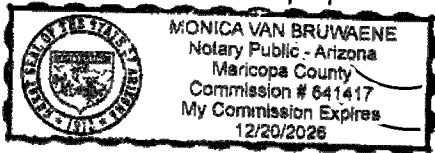
WITNESS my hand, this 25th day of July, 2025.

*Brittany Klemme*  
BRITTANY KLEMME

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.  
)

On this 25th day of July, 2025, before me personally appeared BRITTANY KLEMME, whose identity was proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the above/attached document.

*Monica Van Bruwaene*  
NOTARY-PUBLIC



BRITANNIA