



DATE/TIME: 08/13/2025 1047
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2025-065391

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Attn: Dave McLain
1180 West Busa LLC
4057 E Dublin Street
Gilbert, AZ 85295

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, we,

WILLIAM D. McLAIN and MARY-A-McLAIN, husband and wife, the GRANTORS,

DO HEREBY CONVEY TO:

1180 WEST BUSA, LLC, an Arizona Limited Liability Company, the GRANTEE,

Whose mailing address is 4057 E Dublin Street, Gilbert, Arizona 85295;

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

Lot 135, Parcel 10 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 107.

Site Address: 1180 West Busa Drive, San Tan Valley, AZ

Assessor's Parcel Number: 210-80-575

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 GRANTORS do hereby bind themselves to warrant and defend the title as against all acts of the GRANTORS herein and no other.

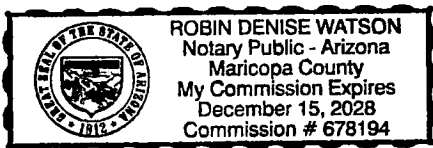
WITNESS our hand this 18th day of July, 2025.

WILLIAM D. McLAIN

MARY A. McLAIN

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 18th day of July, 2025, before me personally appeared WILLIAM D. McLAIN and MARY A. McLAIN, whose identities were proven to me on the basis of satisfactory evidence to be the persons who they claim to be, and acknowledged that they signed the above/attached document.



NOTARY PUBLIC