



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/19/2025 0831  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-066881

RECORDING REQUESTED BY:  
Empire Title Agency

WHEN RECORDED MAIL TO:  
C & E Construction, LLC, an Arizona limited  
liability company  
1543 E Racine Dr  
Casa Grande, AZ 85122

FILE NO.: 2693788

SPACE ABOVE THIS LINE FOR RECORDERS USE

**WARRANTY DEED**

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

**Thanh Le and Soi Thi Pham, who acquired title as PHAM, Husband and Wife**

do/does hereby convey to

**C & E Construction, LLC, an Arizona limited liability company**

the following real property situated in **Pinal** County, State of Arizona:

Lot 1308, of ARIZONA CITY UNIT TWO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 09 of Maps, Page 48 and 48-A.

APN: 406-05-1360

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 I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: August 14, 2025

File No.: 2693788  
Warranty Deed – Continued  
Page 2

*Thanh Le*

Thanh Le

*Soi Thi Pham*

Soi Thi Pham

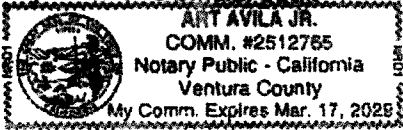
State of ~~Arizona~~ California )

County of ~~San~~ Ventura ) ss

On 15 day of August, 2025, before me, the undersigned Notary Public, **Thanh Le and Soi Thi Pham**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



*Art Avila Jr.*  
Notary Public

My commission expires: March 17, 2025

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 406-05-1360

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? \_\_\_\_\_

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Thanh Le and Soi Thi Pham  
691 Corte Estrella  
Camarillo, CA 93010

3. (a) BUYER'S NAME AND ADDRESS:  
C & E Construction, LLC, an Arizona limited liability company.  
1543 E Racine Dr  
Casa Grande, AZ 85122  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
8145 W Pineveta Drive  
Arizona City, AZ 85123

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
C & E Construction, LLC, an Arizona limited liability company  
1543 E Racine Dr  
Casa Grande, AZ 85122  
(b) Next tax payment due 10/1/2025

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."

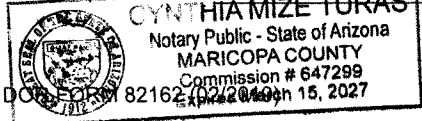
8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 AZ, County of Maricopa

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

Notary Public \_\_\_\_\_  
Notary Expiration Date 3-15-27



FOR RECORDER'S USE ONLY

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: \$ 26,750.00

11. DATE OF SALE (Numeric Digits): 8/2025  
Month / Year

12. DOWN PAYMENT \$ 26,750 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  
d.  Seller Loan (Carryback) (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: none

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: \_\_\_\_\_

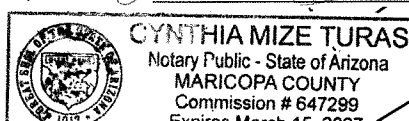
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
BUYER AND SELLER HEREIN

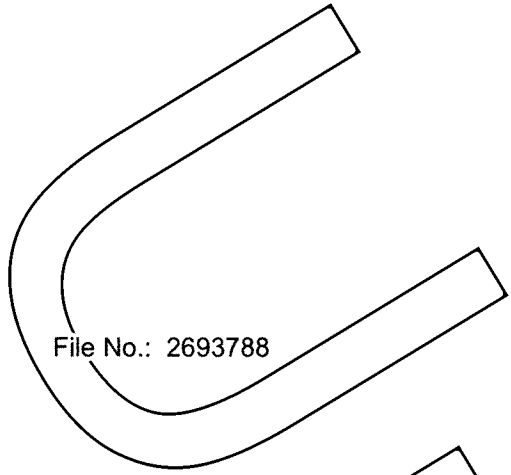
18. LEGAL DESCRIPTION (attach copy if necessary):  
See attached Exhibit "A"

Signature of Buyer / Agent \_\_\_\_\_  
State of AZ, County of Maricopa

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

Notary Public \_\_\_\_\_  
Notary Expiration Date 3-15-27





File No.: 2693788

**EXHIBIT "A"**  
**Legal Description**

Lot 1308, of ARIZONA CITY UNIT TWO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 09 of Maps, Page 48 and 48-A.

APN: 406-05-1360

