



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/27/2025 0828
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-069139

File No: 250053871

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Exempt: Section 11-1134(A)(3)

Parcel Number: 502-53-71906

SPECIAL/LIMITED WARRANTY DEED

LAKEVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("Grantor"), of 4425 Ponce De Leon Blvd., MS5-251, Coral Gables, FL 33146, for and in the consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to Secretary of Housing and Urban Development, their successors and assigns, ("Grantee"), whose tax mailing address is C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106, the following described real estate in the County of Pinal, State of Arizona:

LOT 75, OF TORTOSA SOUTH PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 92.

**Property Address is: 35859 W SANTA MONICA AVE, MARICOPA, AZ 85138
Prior deed recorded at Instrument No. 2025-005779**

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on FEB 11, 20 25:

**LAKEVIEW LOAN SERVICING, LLC By LoanCare, LLC as attorney in fact
under a limited power of attorney**

By: Linda Brown

Name: Linda Brown

Its: Assistant Secretary

**POA recorded 8-21-19 at Fee # 2019-068749.*

STATE OF Virginia
CITY/COUNTY OF Virginia Beach

I, the undersigned, a Notary Public in and for said ^{NCity} County and State aforesaid, DO HEREBY CERTIFY THAT Linda Brown as Assistant Secretary on behalf of **LoanCare, LLC as attorney in fact under a limited power of attorney for LAKEVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, personally known to me or has produced as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of FEB, 20 25

JACQUELINE VANDERMILLER
NOTARY PUBLIC
Commonwealth of Virginia
Registration # 7072485
My Commission Expires July 31, 2027

Jacqueline VanderMiller
Notary Public Jacqueline VanDerMiller

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

