



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/28/2025 1118

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2025-069711

RECORDING REQUESTED BY:

Security Title Agency, Inc

WHEN RECORDED MAIL TO:

Craig Juszczak and Jessica Cook
1384 E Leslie Ave
San Tan Valley, AZ 85140-4438

Escrow No.: ST64250676

APN: 109-32-62200

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Michael Muehler, a married man as his sole and separate property and Wayne Muehler, a married man as his sole and separate property, as joint tenants with right of survivorship

does hereby convey to

Craig Juszczak, an unmarried man and Jessica Cook, an unmarried woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 21, 2025

Michael Muehler
Michael Muehler

Wayne Muehler

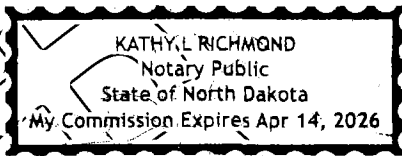
STATE OF North Dakota

COUNTY OF Burleigh

On the 22ND day of August, 2025, before me, a Notary Public in and for said State, personally appeared Michael Muehler.

Witness my hand and seal

Kathy L Richmond
Notary Public



My Commission Expires: April 14, 2026

(SEAL)

STATE OF _____

COUNTY OF _____

On the _____ day of _____, before me, a Notary Public in and for said State, personally appeared Wayne Muehler.

Witness my hand and seal

Notary Public

My Commission Expires: _____

(SEAL)

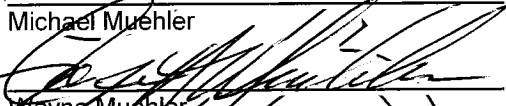
WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 21, 2025

Michael Muehler



Wayne Muehler

STATE OF _____

COUNTY OF _____

On the _____ day of _____, before me, a Notary Public in and for said State, personally appeared Michael Muehler.

Witness my hand and seal

Notary Public

My Commission Expires: _____

(SEAL)

STATE OF Minnesota

COUNTY OF Hennepin

On the 25 day of August, 2025, before me, a Notary Public in and for said State, personally appeared Wayne Muehler.

Witness my hand and seal



Notary Public Linda H/Novy

My Commission Expires: Jan 31 2027

(SEAL)

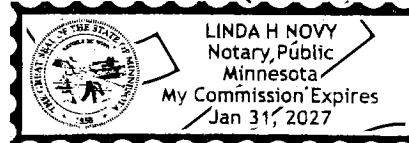


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 109-32-62200

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 622, Pecan Creek South Unit 6, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 179.

NOFFIS

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER**

Escrow No.: ST64250676

Craig Juszcak, an unmarried man and Jessica Cook, an unmarried woman each state that:


We are the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



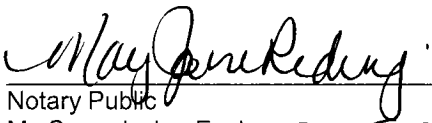
Craig Juszcak


Jessica Cook

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 27 day of August, 2025, by Craig Juszcak and Jessica Cook.



Notary Public
My Commission Expires: 8.15.2026

[SEAL]



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Lot 622, Pecan Creek South Unit 6, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 179.

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-069711
RECORD DATE 08/28/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-32-62200
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:

Michael Muehler and Wayne Muehler
125 American Ave
Bismarck, ND 58504

3. (a) BUYER'S NAME AND ADDRESS:

Craig Juszczak and Jessica Cook
333 s Wayfarer
Mesa, AZ 85204

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1384 E Leslie Ave
San Tan Valley, AZ 85140-4438

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Craig Juszczak and Jessica Cook
1384 E Leslie Ave
San Tan Valley, AZ 85140-4438

(b) Next tax payment due 10-1-2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use, Specify: _____

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 Michael Muehler
State of North Dakota, County of Burkeigh
Subscribed and sworn to before me this 27th day of August 20 25
Notary Public Kathy L Richmond
Notary Expiration Date April 14 2026

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
- a. Warranty Deed
 - b. Special Warranty Deed
 - c. Joint Tenancy Deed
 - d. Contract or Agreement
 - e. Quit Claim Deed
 - f. Other:

10. SALE PRICE: \$ 345,000 00

11. DATE OF SALE (Numeric Digits): 08 / 2025
Month / Year

12. DOWN PAYMENT \$ 6,249 00

13. METHOD OF FINANCING:
- a. Cash (100% of Sale Price)
 - b. Barter or trade
 - c. Assumption of existing loan(s)
 - d. Seller Loan (Carryback)
 - e. New loan(s) from financial Institution:
 - (1) Conventional
 - (2) VA
 - (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: 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

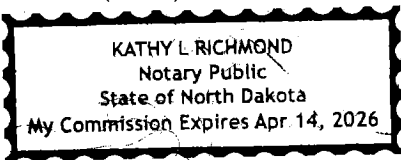
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me this _____ day of _____ 20 _____
Notary Public _____
Notary Expiration Date _____



LEGAL DESCRIPTION

For APN/Parcel ID(s): 109-32-62200

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AFFIDAVIT OF PROPERTY VALUE

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 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 _____, County of _____
 Subscribed and sworn to before me this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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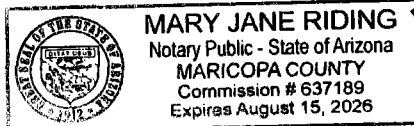
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Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):
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Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 27 day of August 2025
 Notary Public Mary Jane Riding
 Notary Expiration Date 8-15-2026



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