



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 09/22/2025 1339
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2025-076565

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Bree Davis
742 W Vineyard Plains Dr.
San Tan Valley, AZ 85143

72609496-SDW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Lion Crest Wealth, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Bree Davis, An Unmarried Woman

the following real property situated in Pinal County, Arizona:

Lot 67, PARCEL E AT SKYLINE RANCH, PHASE TWO, according to Cabinet E, Slide 114, records of Pinal County, Arizona.

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 warrants the title against all persons whomsoever.

DATED: September 12, 2025

Lion Crest Wealth, LLC, an Arizona Limited Liability Company

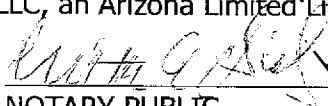

Richard Cassone
It's: Member

State of Arizona }
 } ss.
County of MARICOPA }

The foregoing instrument was acknowledged before me this 12th day of SEPTEMBER, 2025, by Richard Cassone, Member on behalf of Lion Crest Wealth, LLC, an Arizona Limited Liability Company.



KRISTEN E. SCHMITZ
Notary Public - Arizona
Pinal Co. / #672922
Expires 09/30/2028


NOTARY PUBLIC
My commission expires: 9/30/2028

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-08-698
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Lion Crest Wealth, LLC, an Arizona Limited Liability Company
22504 S 196th Circle
Queen Creek, AZ 85142

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

Bree Davis
11811 N. 19th Ave. Lot 65, C/O Cindy Davis
Phoenix, AZ 85029

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

742 W Vineyard Plains Dr.
San Tan Valley, AZ 85143

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

Bree Davis
11811 N. 19th Ave. Lot 65, C/O Cindy Davis
Phoenix, AZ 85029

(b) Next tax payment due March 1st 2026

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 definitions 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.

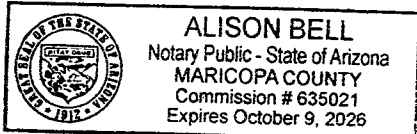
Signature of Seller / Agent _____

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 15 day of SEPTEMBER, 2025

Notary Public Alison Bell

Notary Expiration Date OCTOBER 9, 2026



FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	<u>PINAL</u>
FEE NO	<u>2025-076565</u>
RECORD DATE	<u>09/22/2025</u>

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: \$ 449,900.00

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

12. DOWN PAYMENT \$ 14,003.00

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: N/A

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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Pioneer Title Agency, Inc.
2033 E. Warner Road, Suite 104, Tempe, AZ 85284
Phone: (480) 755-0950

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 15 day of SEPTEMBER, 2025

Notary Public Alison Bell

Notary Expiration Date OCTOBER 9, 2026

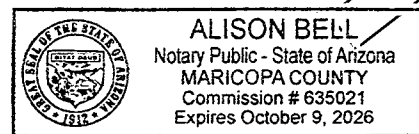


EXHIBIT "A"
Legal Description

Lot 67, PARCEL E AT SKYLINE RANCH PHASE TWO, according to Cabinet E, Slide 114, records of Pinal County, Arizona.

WORLDWIDE