



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/02/2025 1139

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2025-080084

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
Shane T Bryant and Ashley N Morrow
950 East Kelsi Avenue
San Tan Valley, AZ 85140

ESCROW NO. CA-25-08-100458KV

Warranty Deed

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

339 Properties LLC, an Arizona limited liability company,

as GRANTOR(s)

do/does hereby convey to

Shane T Bryant, an unmarried man and Ashlee N Morrow, an unmarried woman,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED

APN: 109-31-7430

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 the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

Acceptance attached hereto and made a part herewith.

Warranty Deed

Escrow No. CA-25-08-100458KV
APN: 109-31-7430

Grantor(s):

339 Properties LLC, an Arizona limited liability company

BY:


Craig T. Allen, Manager

State of ARIZONA

County of MARICOPA

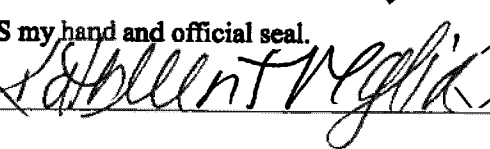
}
} SS:
}



On September 23, 2025, before me the undersigned Notary Public, personally appeared Craig T Allen, Manager, 339 Properties LLC, 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 by 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.

Signature



My Commission Expires:

11-13-26

Large diagonal watermark text: "339 PROPERTIES LLC"

EXHIBIT "A"

Lot 741, of PECAN CREEK SOUTH UNIT 3, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.

APN: 109-31-7430

HOFFMAN'S

Acceptance of Joint Tenancy With Right of Survivorship

Anm Ashlee STB

Shane T Bryant and ~~Ashley N~~ Morrow, each being duly sworn, upon oath for himself or herself and jointly, but not one for the other deposes and says;

That I am one of the Grantee(s) named in that certain Deed attached hereto and which is executed by 339 Properties LLC, as Grantor(s), to Shane T Bryant and ~~Ashley N~~ Morrow, as Grantee(s) and which conveys certain premises described as:

Anm Ashlee STB

SEE EXHIBIT "A" ATTACHED

The Grantee(s) named therein are not as Tenants in Common, not as Community Property Estate; and not as Community Property with Right of Survivorship, but as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantee(s) hereby asserts and affirms that it is our intention to accept said conveyance as such Joint Tenants with Full Right of Survivorship, and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

THAT the interests of the undersigned are being taken by them as Joint Tenants with the Right of Survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any Interest In, or any proceeds arising out of said property, not as tenants in common and not as community property but as Joint Tenants with the right of survivorship.

[Signature]
Shane T Bryant

Ashlee N Morrow
Ashley N Morrow
Ashlee STB
Anm STB

State of ARIZONA

County of ~~PINAL~~ *Maricopa*
Pinal

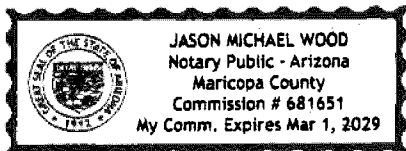
} SS:
}

On *Ashlee 9/29/25*, before me the undersigned Notary Public, personally appeared Shane T Bryant and ~~Ashley N~~ Morrow, 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 by 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.

Signature *[Signature]*

My Commission Expires: *3/1/29*



Acceptance of Joint Tenancy With Right of Survivorship

Shane T Bryant and Ashlee N Morrow, each being duly sworn, upon oath for himself or herself and jointly, but not one for the other deposes and says;

That I am one of the Grantee(s) named in that certain Deed attached hereto and which is executed by 339 Properties LLC, as Grantor(s), to Shane T Bryant and Ashlee N Morrow, as Grantee(s) and which conveys certain premises described as:

SEE EXHIBIT "A" ATTACHED

Clarity Copy

The Grantee(s) named therein are not as Tenants in Common, not as Community Property Estate, and not as Community Property with Right of Survivorship, but as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantee(s) hereby asserts and affirms that it is our intention to accept said conveyance as such Joint Tenants with Full Right of Survivorship, and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

THAT the interests of the undersigned are being taken by them as Joint Tenants with the Right of Survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any Interest In, or any proceeds arising out of said property, not as tenants in common and not as community property but as Joint Tenants with the right of survivorship.

Shane T Bryant

Ashlee N Morrow

State of ARIZONA

}

} SS:

County of PINAL

}

On _____, before me the undersigned Notary Public, personally appeared Shane T Bryant and Ashley N Morrow, 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 by 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.

Signature _____

My Commission Expires: _____

Clarity Copy

Clarity Copy

Exhibit "A"

Lot 741, of PECAN CREEK SOUTH UNIT 3, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.

APN: 109-31-7430

HOFFS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 109 - 31 - 7430 -
 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 (no more than four):
 1. 3, 2. 4

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-080084
 RECORD DATE 10/02/2025

2. Sellers Name and Address
339 Properties LLC
4445 E Holmes Ave Ste 101
Mesa AZ 85206

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 Tenacy Deed: f. Other:

3. (a) Buyers Name and Address
Shane T Bryant and Ashley N Morrow
2082 W 23rd Court
Apache Junction AZ 85120
 (b) Are the Buyer and Seller related? Yes No
 If yes state relationship

10. SALES PRICE	\$368,500.00
11. DATE OF SALE (Numeric Digits):	10 / 25
12. DOWN PAYMENT	\$100,000.00

4. ADDRESS OF PROPERTY:
950 East Kelsi Avenue
San Tan Valley AZ 85140

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) FHA (3) VA
 f. Other financing; Specify:

5. (a) MAIL TAX BILL TO:
Shane T Bryant
950 East Kelsi Avenue
San Tan Valley, AZ 85140
 (b) Next tax payment due 03/01/2026

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% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property: \$
 briefly describe the Personal Property: N/A

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land: f. Commercial/Industrial:
 b. SFR: g. Agricultural:
 c. Condo orh. Mobile or Manufactured Home:
 d. 2-4 Plex: Affixed Not Affixed
 e. Apartment Building: i. Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:
N/A

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be used as a primary residence.
 To be rented to someone other than a "qualified family member."
 Owner occupied not a primary residence.
 See reverse side for definition of a "primary residence, secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Driggs Title Agency, Inc. -
14287 N 87th Street Scottsdale, AZ 85260

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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

AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

[Signature]
Signature of Seller/Agent

[Signature]
Signature of Buyer/Agent

State of Az, County Of Maricopa

State of Az, County Of Maricopa

Subscribed and sworn to before me this 22 day of Sept 2025

Subscribed and sworn to before me this 22 day of Sept 2025

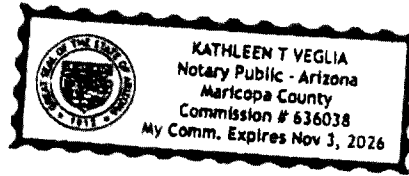
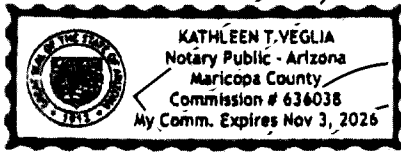
Notary Public Kathleen T. Veglia

Notary Public Kathleen T. Veglia

Notary Expiration Date 11-03-26

Notary Expiration Date 11-03-26

DOR FORM 82162 (04/2014)



Large diagonal watermark text: 'KATHLEEN T. VEGLIA' and 'NOTARY PUBLIC'.

Legal Description

Lot 741, of PECAN CREEK SOUTH UNIT 3, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.

APN: 109-31-7430

WORLD'S