



DATE/TIME: 10/08/2025 1556
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-081692

RECORDING REQUESTED BY:
First American Title Insurance Company
AND WHEN RECORDED MAIL TO:
Melissa Legate

ESCROW NO.: 700-014252-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Carne Enterprises, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Melissa Legate, an unmarried woman

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

Lot 5 of COTTONWOOD ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 165.

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.

Dated: September 19, 2025

Escrow No.: 700-014252-TS

Grantors:

Carne Enterprises, LLC,
an Arizona Limited Liability Company

BY: [Signature]
Francisco Montijo Vasquez
Sole Member

State of Arizona)ss:

County of Maricopa

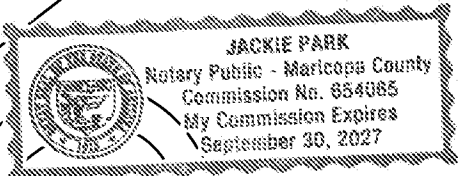
FOR NOTARY SEAL OR STAMP

On this 29 day of September, 2025, before me,

The Undersigned
a Notary Public in and for said County and State, personally
appeared Francisco Montijo Vasquez, as Sole Member of
Carne Enterprises, LLC, an Arizona Limited Liability
Company 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 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.

Notary Public: [Signature]

My Commission Expires: 09-30-2027



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-16-071
 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

Came Enterprises, LLC
358 W. Citation Lane
Tempe, AZ 85284

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

Melissa Legate
104 E. 10th Street
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1573 N. Himosa Dr.
Casa Grande, AZ 85122

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

Melissa Legate
1573 N. Himosa Dr.
Casa Grande, AZ 85122

(b) Next tax payment due: 2nd Qtr 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 _____

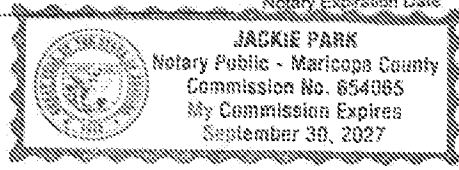
State of Arizona

Subscribed and sworn to before me on this 27th day of September 2025

Notary Public _____

Notary Expiration Date 09-30-2027

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-081692
 RECORD DATE 10/08/2025

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: \$ 487,450 **00**

11. DATE OF SALE (Numeric Digits): 07 / 2025
 Month / Year

12. DOWN PAYMENT: \$ 179,450 **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):

First American Title Insurance Company
442 W. Kortsen Road, Suite 101
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent _____

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-16-071

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Carne Enterprises, LLC

358 W. Citation Lane

Tempe, AZ 85284

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

Melissa Legate

104 E. 10th Street

Casa Grande, AZ 85122

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1573 N. Himosa Dr.

Casa Grande, AZ 85122

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

Melissa Legate

1573 N. Himosa Dr.

Casa Grande, AZ 85122

(b) Next tax payment due: 2nd 1/2 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

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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 _____ County of _____

Subscribed and sworn to before me on 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):

a. Warranty Deed

b. Special Warranty Deed

c. Joint Tenancy Deed

d. Contract or Agreement

e. Quit Claim Deed

f. Other:

10. SALE PRICE: \$ 487,150 00

DATE OF SALE (Numeric Digits): 07 / 2025
Month / Year

DOWN PAYMENT \$ 99,150 00

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: _____

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

First American Title Insurance Company

442 W. Kortsen Road, Suite 101

Casa Grande, AZ 85122

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 Pinal

Subscribed and sworn to before me on this 7 day of October 2025

Notary Public

Notary Expiration Date: Cassie May 20, 2029

EXHIBIT "A"

Lot 5 of COTTONWOOD ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 165.

