

Unofficial Document

RECORDING REQUESTED BY:

Navi Title Agency, LLC

AND WHEN RECORDED MAIL TO:

Joshua E Utash
310 Utash Acres
Bosque Farms, NM 87068

20

To

ESCROW NO.: 204-07936-LAT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Casey A Freymuth and Khali M Henderson Freymuth, husband and wife

do/does hereby convey to

Joshua E Utash, a married man, as his sole and separate property

the following real property situated in Maricopa County, 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, 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: November 26, 2025

GRANTOR(S):

Casey A Freymuth

Casey A Freymuth

Khali Mishon Henderson FreymuthKhali M ~~Freymuth~~ Henderson FreymuthSTATE OF Arizona

WARRANTY DEED

COUNTY OF Maricopa

On November 26, 2025, before me, the undersigned Notary Public, personally appeared Casey A Freymuth and Khali M Henderson Freymuth, 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 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.

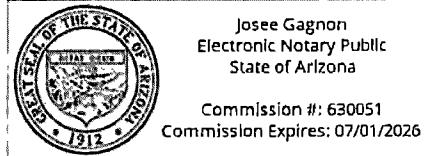
WITNESS my hand and official seal.

My Commission Expires: 07/01/2026Josee Gagnon

Notary Public

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Notarized online using audio-video communication



Josee Gagnon
Electronic Notary Public
State of Arizona

Commission #: 630051
Commission Expires: 07/01/2026

EXHIBIT "A"

Lot 123, of STRATLAND SHADOWS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 857 of Maps, Page 26 and Affidavit of Correction Recorded as 2006-1376186 of Official Records.

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