

# Unofficial 20. Document

63.

To:

Recording Requested By:  
Title Services of the Valley Agency

And When Recorded Mail To:  
Zachary Winzurk and Aleah Marie Winzurk  
916 South Dolphin Drive  
Gilbert, AZ 85233

Escrow No. 8007TSV - HF

1/2

This area reserved for County  
Recorder

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,  
**Jason Barton, a married man as his sole and separate property**  
do hereby convey to

**Zachary Winzurk and Aleah Marie Winzurk, husband and wife \*see acceptance attached**  
the following described property situated in the County of **Maricopa**, State of **Arizona**:

**LOT 50, OF CATALINA BAY AT THE ISLANDS, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,  
ARIZONA, RECORDED IN BOOK 344 OF MAPS, PAGE 1.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,  
easements, and all other matters of record.

Dated November 21, 2025

Warranty Deed

Escrow No. 8007TSV

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: November 21, 2025


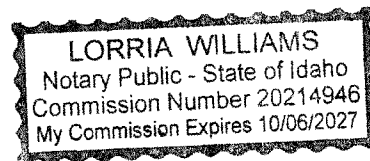
  
 \_\_\_\_\_  
 Jason Barton

 STATE OF Idaho )  
 County of Bonner )SS.  
 )  
Unofficial Document

On Nov. 24, 2025, before me, the undersigned Notary Public, personally appeared **Jason Barton**, 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:

  
 \_\_\_\_\_  
 Notary Public
10/06/2027

## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

THAT CERTAIN DEED DATED November 21, 2025, Wherein

**Jason Barton, a married man as his sole and separate property**

as Grantors, convey to

**Zachary Winzurk and Aleah Marie Winzurk, husband and wife**

not as tenants in common and not as joint tenants, but as community property with right of survivorship, the property legally described.

LOT 50, OF CATALINA BAY AT THE ISLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 344 OF MAPS, PAGE 1.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship, and not as joint tenants, and not as Tenants in Common.

Dated this **November 21, 2025**

  
\_\_\_\_\_  
**Zachary Winzurk**

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\_\_\_\_\_  
**Aleah Marie Winzurk**

STATE OF Arizona )  
County of Maricopa )SS.

On December 01, 2025, before me, the undersigned Notary Public, personally appeared **Zachary Winzurk and Aleah Marie Winzurk**, 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:

Feb. 10, 2026

  
\_\_\_\_\_  
Notary Public

