

Unofficial 20. Document

Recorded at the Request of:
WFG National Title Insurance Company

17
To:

When Recorded, Mail To:
Eric Prado and Sarah Prado
3116 E Regina St
Mesa, AZ 85213

Order No.: 25-211811

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Stapley Properties LLC, an Arizona limited liability company

do/does hereby convey to

Eric Prado and Sarah Prado, husband and wife as community property with right of survivorship

the following real property located in Maricopa County, Arizona:

**LOT 402, LEHI CROSSING PHASES 4-5, ACCORDING TO BOOK 1085 OF MAPS, PAGE 43,
RECORDS OF MARICOPA 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 this 1 day of December, 2025

Stapley Properties LLC, an Arizona limited liability company

By: [Signature] Date: 12/1/25
Kent Stapley, Manager

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this 1 day of December, 2025 by Kent Stapley, as Manager, of Stapley Properties LLC, an Arizona limited liability company, on behalf of the company.

[Signature]
Notary Public
My Commission Expires: 10/5/28



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ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Escrow No.: 25-211811

Eric Prado and Sarah Prado each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto, dated 12/01/2025 , and executed by Stapley Properties LLC, an Arizona limited liability company, as Grantors, to Eric Prado and Sarah Prado, husband and wife as community property with right of survivorship, as Grantees, covering property described as follows:

LOT 402, LEHI CROSSING PHASES 4-5, ACCORDING TO BOOK 1085 OF MAPS, PAGE 43,
RECORDS OF MARICOPA COUNTY, ARIZONA.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

Dated this 1 day of December, 2025.

Grantees:

Eric Prado

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Sarah Prado

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this 1 day of December, 2025 by Eric Prado and Sarah Prado.

Notary Public

My Commission Expires: May 12, 2028

