

Unofficial 20 Document

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

LESLIE TUSKAI
1456 W. PORT AU PRINCE
PHOENIX, AZ 85023

19

Ho:

ESCROW NO.: 01909051 - 163 - JEH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Nathan Capps, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Leslie Tuskai and Maureen Tuskai, husband and wife

the following real property situated in Maricopa County, ARIZONA:

Lot Twenty-Five (25), Block Seven (7), Windsor Square, according to the Plat of record in the office of the county recorder of Maricopa County, Arizona, recorded in Book 20 of Maps, Page 37.

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: May 13, 2019

Grantor(s):

Nathan Capps, LLC, an Arizona Limited Liability Company

Nathan Capps MemberBy: Nathan Capps
Its: Member

State of Arizona

County of Pinal

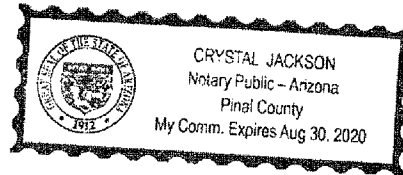
} ss:

On May 16, 2019, before me personally appeared Nathan Capps, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Crystal Jackson
Notary Public
Commission Expires: Aug. 30, 2020

Unofficial Document



ESCROW NO.: 01909051 163 JEH

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Leslie Tuskai and Maureen Tuskai, husband and wife, 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 and which is dated May 13, 2019 , and executed by **Nathan Capps, LLC, an Arizona Limited Liability Company** as Grantors, to **Leslie Tuskai and Maureen Tuskai, husband and wife** as Grantees, and which **conveys certain premises described as:**


Lot Twenty-Five (25), Block Seven (7), Windsor Square, according to the Plat of record in the office of the county recorder of Maricopa County, Arizona, recorded in Book 20 of Maps, Page 37.

to the Grantees named therein, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

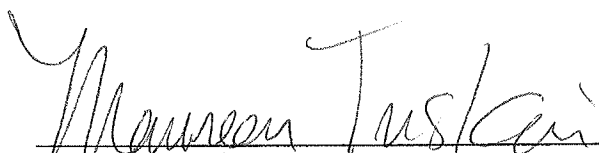
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated: May 13, 2019

GRANTEES:



Leslie Tuskai



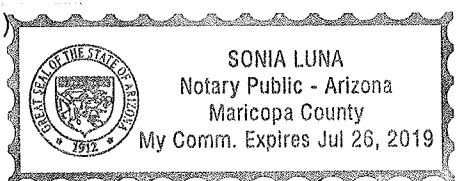
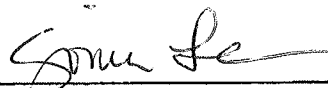
Maureen Tuskai

State of ArizonaCounty of Maricopa

} SS:

On May 23, 2015, before me personally appeared **Leslie Tuskai and Maureen Tuskai**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Notary Public

Commission Expires: 7-26-19