

COMMONWEALTH TITLE

Unofficial
20. Document

RECORDING REQUESTED BY
Commonwealth Land Title Insurance
Company

23
am

AND WHEN RECORDED MAIL TO:

1WM LLC
CJ EAGAR
2247 N. HALL CIR
MESA, AZ 85203

2 of 11

ESCROW NO.: 23001445-040-HEC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

One West Main, LLC, an Arizona limited liability company ("Grantor")

do/does hereby convey to

1WM LLC, an Arizona limited liability company ("Grantee")

the following real property situated in **Maricopa County, ARIZONA:**

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

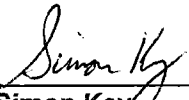
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: October 17, 2023

SELLER:

**One West Main, LLC, an Arizona
limited liability company**

By: 

Simon Key
Its: Manager

NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona)
County of Maricopa)

SS This instrument was acknowledged before me this 18th
day of October, 2023

by **Simon Key, Manager of One West Main, LLC, an Arizona limited liability company**, the person(s) herein subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated and acknowledged that he/she/they executed the same.

Heidi Cerepanya
Notary Public

My commission will expire: 6/16/2024



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EXHIBIT A
Legal Description

The East 125 feet of Lot 6, Block 11, of MESA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 3 of Maps, page 11;

EXCEPT the South 10 feet thereof.

ALSO PURPORTED TO BE KNOWN AS:

The East 125 feet of Lot 6, Block 11, CITY OF MESA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 23 of Maps, page 18;

EXCEPT the South 10 feet thereof.

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