

## WARRANTY DEED

**FRIEDA JULIANA STALHEIM**, a married person, as her sole and separate property, whose address is **1033 S Clarkson St, Denver, CO 80209** as "Grantor", conveys all right, title and interest to **LUCKY WOLF PROPERTIES LLC**, a Texas Limited Liability Company, whose address is **11816 Inwood Rd. Suite 70288, Dallas, TX 75244**, as "Grantee", the following described premises situated in the County of **COCONINO**, State of **ARIZONA**:

**Parcel Number: 206-54-052**

**Legal Description: Lot 965, of Kaibab Knolls Estates Unit No. 19, according to the plat of record in the office of Coconino County Recorder in Case 2 of Maps, Map No. 70**

WITNESSETH that for and in consideration of Ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged.

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

TO HAVE AND TO HOLD the above described property, together with the tenements, hereditaments, and appurtenances hereunto belonging unto Grantee, his heirs, and assigns forever.

And Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to convey the same as aforesaid; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of the Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend the title to the said lands against every person lawfully claiming the same of any part thereof.

IN WITNESS WHEREOF, the Grantor herein has executed the Warranty Deed, to be effective as of the date signed below.

Dated this 2 day of January, 2025.

Signed and Sealed:

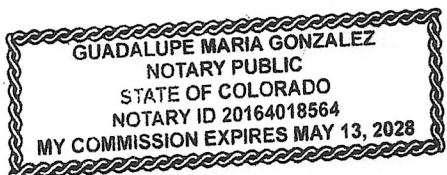
  
Frieda Juliana Stalheim

STATE OF Colorado

COUNTY OF Arapahoe

I, Guadalupe Maria Gonzalez Notary Public of the County and State first above written do hereby certify that Frieda Juliana Stalheim, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 2<sup>nd</sup> day of January, 2025



Notary Public Name: Guadalupe Maria Gonzalez  
My commission Expires: 5/13/2028