

2K



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

After recording return to:

Pro Platinum, Inc
310 South Ocean Blvd., #505
Boca Raton, Florida 33432

DATE/TIME: 06/17/2025 1116
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-048987

Affidavit Exempt: A.R.S. 11-1134(B)(13)

WARRANTY DEED

For good and valuable consideration, **PRO PLATINUM INC., a Florida corporation**, does hereby convey to **PRO PLATINUM INC., a Florida corporation**, any and all interest in, under and to the following described real property situated in Pinal County, State of Arizona:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to existing taxes, assessments, restrictions, easements, liens, encumbrances and rights of way of record. And the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

PRO PLATINUM INC.

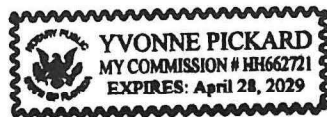
By: *Daniel Joseph Caradonna*
Daniel Joseph Caradonna, President

STATE OF Florida)
County of Palm Beach) ss.

This instrument was acknowledged and executed before me, the undersigned Notary Public, on this 30 day of MAY, 2025 by Daniel Joseph Caradonna, the President of Pro Platinum Inc.

My commission expires: April 28, 2029

Yvonne Pickard
Notary Public



Prepared by Elizabeth A. Beatty, AZCLDP #80840
Florence Paralegal Services LLC, AZCLDP #81072

LEGAL DESCRIPTION

A portion of the North half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at a General Land Office Brass Cap marking the North quarter corner of said Section 25, from which a Cotton Picker Spindle marking the Center quarter corner of said Section 25 bears South 00 Degrees 14 Minutes 25 Seconds East, a distance of 2643.72 feet. Thence South 89 Degrees 49 Minutes 22 Seconds West along the North boundary of the Northwest quarter of said Section 25, a distance of 1322.34 feet to a 1/2-inch Rebar. Thence South 00 Degrees 16 Minutes 01 Seconds East leaving the North boundary of the Northwest quarter of said Section 25, a distance of 330.72 feet. Thence North 89 Degrees 48 Minutes 43 Seconds East, a distance of 183.50 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the **POINT OF BEGINNING**;

Thence North 00 Degrees 16 Minutes 01 Seconds West, a distance of 290.68 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence North 89 Degrees 49 Minutes 22 Seconds East parallel to North boundary of said Section 25, a distance of 158.50 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 00 Degrees 16 Minutes 01 Seconds East, a distance of 290.65 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 89 Degrees 48 Minutes 43 Seconds West, a distance of 158.50 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the **POINT OF BEGINNING**.

Comprising an area of 1.058 Acres; 46,071 Square Feet, more or less.

24-B366/Parcel B