



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

RECORDING REQUESTED BY  
Transnation Title Insurance Company  
AND WHEN RECORDED MAIL TO:

BORIS HERNANDEZ  
SANJUANA HERNANDEZ  
706 E. DANIELLA DRIVE  
QUEEN CREEK, AZ 85242

DATE/TIME: 05/02/07 1118  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2007-053307

ESCROW NO.: 01600503 - 239 - C33

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOINT TENANCY DEED  
~~Warranty Deed~~

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Carmela Frattalone, an unmarried woman  
do/does hereby convey to

~~Boris Hernandez and Sanjuana Hernandez, husband and wife~~

A. Hernandez Ramirez and Sanjuana Hernandez husband and wife  
the following real property situated in Pinal County, ARIZONA:

Lot 221, PECAN CREEK SOUTH UNIT 1, according to Cabinet F, Slide 170, records of Pinal 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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 13, 2007

SELLER:

BUYER SEE ATTACHED DEED FOR  
ACCEPTANCE

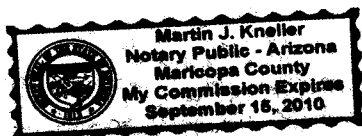
Carmela Frattalone

State of Arizona  
County of Maricopa

} SS:

On 4-27, 2007, before me personally appeared Carmela Frattalone, 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: \_\_\_\_\_

**RECORDING REQUESTED BY**  
**Transaction Title Insurance Company**  
**AND WHEN RECORDED MAIL TO:**

**BORIS A. HERNANDEZ RAMIREZ**  
**SANJUANA HERNANDEZ**  
**437 E. 7TH DRIVE**  
**MESA, AZ 85204**

ESCROW NO.: 01600503 - 239 - C33

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **Joint Tenancy Deed**

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

**Carmela Frattalone, an unmarried woman**  
do/does hereby convey to

**Boris A. Hernandez Ramirez and Sanjuana Hernandez, husband and wife as joint tenants with right of survivorship**  
not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenants with right of survivorship, the following described property in the County of **Pinal**, State of **ARIZONA**.

**Lot 221, PECAN CREEK SOUTH UNIT 1, according to Cabinet F, Slide 170, records of Pinal 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.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

The Grantees by signing the acceptance below or attached hereto evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as tenants in common, nor as community property, nor as community property with right of survivorship.

Escrow No.: 01600503 - 239 - C33

Dated: April 27, 2007

ACCEPTED AND APPROVED:

Grantees:

Boris Hernandez  
Boris A. Hernandez Ramirez

Sanjuana Hernandez  
Sanjuana Hernandez

Grantors:

Carmela Frattalone

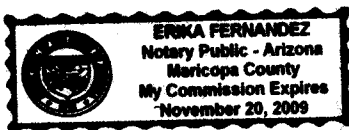
State of Arizona

County of Maricopa

} SS:

On April 27, 2007 before me personally appeared **Boris A. Hernandez Ramirez and Sanjuana Hernandez**, 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)



Ericka Fernandez  
Notary Public

Commission Expires: 11/20/2009

State of Arizona

County of Mariopa

} SS:

On \_\_\_\_\_, 20\_\_, before me personally appeared **Carmela Frattalone**, 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: \_\_\_\_\_

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel: 109-31-22107  
 BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? \_\_\_\_\_

Please list the additional parcels below (no more than four):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS**

Carmela Frattalone  
19475 N. Grayhawk Drive #2142  
Scottsdale, AZ 85255

**3. (a) BUYER'S NAME AND ADDRESS:**

Boris Hernandez  
437 E. 7th Drive  
Mesa, AZ 85204

(b) Are the Buyer and Seller related? Yes ☐ No ☒  
 If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

706 E. Daniella Drive, Queen Creek, AZ 85242

**5. MAIL TAX BILL TO:**

Boris Hernandez  
706 E. Daniella Drive, Queen Creek, AZ 85242

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
 b. ☒ Single Family Residence g. ☐ Agricultural  
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: \_\_\_\_\_  
 e. ☐ Apartment Building

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 above, please check one of the following:

- ☒ To be occupied by owner or "family member." ☐ To be rented to someone Other than "family member."

See reverse side for definition of a "family member."

**8. NUMBER OF UNITS:** \_\_\_\_\_

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

**9.**

(a) ☐ COUNTY OF RECORDATION: PINAL  
 (b) ☐ FEE NO: 2007-053307  
 (c) ☐ RECORD DATE: 05/02/07  
 (d) ☐

**Validation Codes:**

(e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

**ASSESSOR'S USE ONLY**

Verify Primary Parcel in Item 1: \_\_\_\_\_

Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

**10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a. ☒ Warranty Deed d. ☐ Contract or Agreement  
 b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed  
 c. ☐ Joint Tenancy Deed f. ☐ Other:

**11. SALE PRICE: \$ 279,000.00**

**12. DATE OF SALE (Numeric Digits):** 04 / 07  
 Month Year

(For example: 03 / 05 for March 2005)

**13. DOWN PAYMENT: \$** \_\_\_\_\_

**14. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price)  
 b. ☐ Exchange or trade  
 c. ☐ Assumption of existing loan(s)  
 d. ☐ Seller Loan (Carryback)  
 e. ☒ New loan(s) from financial institution:  
 (1) ☒ Conventional  
 (2) ☐ VA  
 (3) ☐ FHA  
 f. ☐ Other financing; Specify: \_\_\_\_\_

**15. PERSONAL PROPERTY (see reverse side for definition):**

- (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒  
 (b) If Yes, provide the dollar amount of the Personal Property:

\$ \_\_\_\_\_ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

**16. PARTIAL INTEREST:** If only a partial ownership interest is being sold,

Briefly describe the partial interest: \_\_\_\_\_

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):**

Carmela Frattalone  
19475 N. Grayhawk Drive #2142  
Scottsdale, AZ 85255 Phone \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy if necessary):**

Lot(s) 221, of Pecan Creek South Unit 1, Cabinet F, Slide 170

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

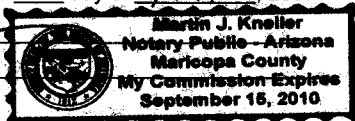
Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 31 day of April, 2007

Notary Public

Notary Expiration Date



Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 31 day of April, 2007

Notary Public

Notary Expiration Date

