

RECORDING REQUESTED BY  
Empire West Title Agency, LLC  
AND WHEN RECORDED MAIL TO:

Justin Ruff and Maria Ruff  
6829 E. Four Peaks Way  
Florence, AZ 85232

ESCROW NO.: 00032886 - 035 - KD1



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

DATE/TIME: 07/31/2009 1411  
FEE: \$15.00  
PAGES: 3  
FEE NUMBER: 2009-078301

SPACE ABOVE THIS LINE FOR RECORDER'S  
USE

### Warranty Deed

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

**Luis Yosuell Ruiz and Maria Del Rosario Ruiz, husband and wife**

do/does hereby convey to

**Justin Ruff and Maria Ruff, husband and wife**

the following real property situated in Pinal 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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated July 27, 2009

**SELLERS:**

*Luis Yosuell Ruiz*  
Luis Yosuell Ruiz

*Maria Del Rosario Ruiz*  
Maria Del Rosario Ruiz

State of ARIZONA } ss:  
County of Maricopa

On 7/29/09, before me, the notary,  
a Notary Public in and for said County and State, personally appeared Luis Yosuell Ruiz and Maria Del Rosario Ruiz  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *[Signature]*



My commission will expire 9-14-09

Exhibit A

Lot 172, MAGIC RANCH ESTATES, according to the plat recorded in Cabinet E, Slide 144, records of Pinal County, Arizona.

Except all oil and other minerals in Deeds recorded in Docket 1329, page 407, re-recorded in Docket 1404, page 315 (as to 50% interest) and in Docket 1987, page 292 (as to 50% interest).

UNOFFICIAL



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 200-12-1820  
 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) \_\_\_\_\_

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank  
 (a) County of Recordation: **PINAL COUNTY**  
 (b) Docket & Page Number: **DATE/TIME: 07/31/2009 1411**  
 (c) Date of Recording: **FEE NUMBER: 2009-078301**  
 (d) Fee / Recording Number: \_\_\_\_\_  
 Validation Codes:  
 (e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_  
 -----  
 ASSESSOR'S USE ONLY  
 Verify Primary Parcel in Item 1: \_\_\_\_\_  
 Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Luis Yosuell Ruiz  
6829 E. Four Peaks Way, Florence, AZ 85232

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:

3. (a) BUYER'S NAME AND ADDRESS:  
Justin Ruff  
1868 W. Appaloosa Way  
Queen Creek, AZ 85242  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

11. SALE PRICE: \$ 74,900.00

4. ADDRESS OF PROPERTY:  
6829 E. Four Peaks Way, Florence, AZ 85232

12. DATE OF SALE (Numeric Digits): 4 / 09  
 Month Year  
 (For example: 03 / 05 for March 2005)

5. MAIL TAX BILL TO:  
Justin Ruff  
6829 E. Four Peaks Way, Florence, AZ 85232

13. DOWN PAYMENT: \$ 1365.00

6. PROPERTY TYPE (for Primary Parcel): (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

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: \_\_\_\_\_

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  To be rented to someone other than "family member."  
 See reverse side for definition of a "family member."

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: \_\_\_\_\_

8. NUMBER OF UNITS: \_\_\_\_\_  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: \_\_\_\_\_  
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Empire West Title Agency, LLC  
6402 E. Superstition Springs, Mesa, AZ 85206  
 Phone: (480) 832-5800

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<sup>st</sup> day of July, 2009  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: 9-14-09

Signature of Buyer/Agent: \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 31<sup>st</sup> day of July, 2009  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: 9-14-09

