

RECORDING REQUESTED BY:
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:
Anthony McDonald
Rosa Guardado
35863 W Catalan St.
Maricopa, AZ 85138

ESCROW NO. 05501-8239



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/26/2015 1544
FEE: \$11.00
PAGES: 2
FEE NUMBER: 2015-041954



SPACE ABOVE THIS LINE FOR RECORDERS USE

Warranty Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,
Juan A. Alvarado, a married man as his sole and separate property
do/does hereby convey to
Anthony McDonald, an unmarried man and Rosa Guardado, an unmarried woman, as joint tenants with right of survivorship
the following real property situated in **Pinal County, State of Arizona.**

Lot 13, of TORTOSA - NW PARCEL 11, according to Cabinet E, Slide 98, Certificate of Correction in Fee No. 2005-012597 and Certificate of Correction in Fee No. 2005-062201, 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 this 16th day of June, 2015.

A handwritten signature of Juan A. Alvarado in black ink.

Juan A. Alvarado

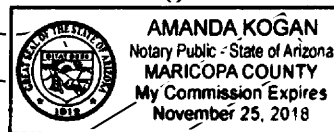
State of Arizona

County of Maricopa

This instrument was acknowledged before me this 19 day of June, 2015 by Juan A. Alvarado.

A handwritten signature of the Notary Public in black ink.

Notary Public
My commission expires: 11/25/2018



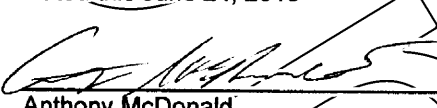
ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

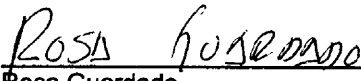
THAT CERTAIN DEED DATED June 24, 2015, wherein Juan A. Alvarado, a married man as his sole and separate property as Grantors, convey to Anthony McDonald, an unmarried man and Rosa Guardado, an unmarried woman, as joint tenants with right of survivorship not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 13, of TORTOSA - NW PARCEL 11, according to Cabinet E, Slide 98, Certificate of Correction in Fee No. 2005-012597 and Certificate of Correction in Fee No. 2005-062201, records of Pinal County, Arizona.

Is hereby accepted and approved by the undersigned Grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated this June 24, 2015


Anthony McDonald

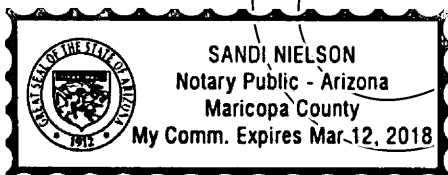

Rosa Guardado

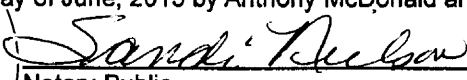
State of Arizona

County of Maricopa

) ss

This instrument was acknowledged before me this 25 day of June, 2015 by Anthony McDonald and Rosa Guardado.




Notary Public

My Commission expires: 03-12-2018

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-53-1500

BOOK MAP PARCEL SPLIT

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? n/a

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Juan A. Alvarado
P.O. Box 528
Maricopa, AZ 85139

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

Anthony McDonald and Rosa Guardado
6148 W. McKinley St.
Phoenix, AZ 85043

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

4. ADDRESS OF PROPERTY:

35863 W Catalan St.
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Anthony McDonald and Rosa Guardado
35863 W Catalan St.
Maricopa, AZ 85138

(b) Next tax payment due

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:

- a. ☒ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a primary residence, secondary residence and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: n/a
For Apartments, Motels / Hotels, Mobile Home / RV Parks,

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 AZ, County of Maricopa

Subscribed and sworn to before me on this 19 day of June 20 15

Notary Public

Notary Expiration Date 11/25/2018



AMANDA KOGAN
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
November 25, 2018

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/26/2015 1544

FEE NUMBER: 2015-041954

9. 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:

10. SALE PRICE: \$ 165,000.00

11. DATE OF SALE (Numeric Digits): 6 / 2015
Month / Year

12. DOWN PAYMENT \$ 5,775.00

13. METHOD OF FINANCING:

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

14. PERSONAL PROPERTY (see reverse side for definition):

- a. Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
b. If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the partial interest: n/a

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

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

Stewart Title & Trust of Phoenix, Inc.
3530 S. Val Vista Drive, Suite 113, Gilbert, AZ 85297
(480) 557-4580

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 26 day of June 20 15

Notary Public

Notary Expiration Date 12/14/18



INNA THOMAS
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
December 14, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13, of TORTOSA - NW PARCEL 11, according to Cabinet E, Slide 98, Certificate of Correction in Fee No. 2005-012597 and Certificate of Correction in Fee No. 2005-062201, records of Pinal County, Arizona.