



DATE/TIME: 10/28/2016 1100

FEE: \$17.00

PAGES: 6

FEE NUMBER: 2016-072723



**RECORDING REQUESTED BY:**

Title365 Agency

**When Recorded Mail Document To:**

Jirair Demirjian and Silvia A Demirjian  
20420 N 110Th Ave  
Sun City, AZ 85373

Escrow No.: AZ5013-16000551-AP

Title No.: AZ5013-16000551-AP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For consideration of Ten Dollars(\$10.00), and other valuable considerations, I or we,

**Mario Ruiz, a married man as his sole and separate property**

do/does hereby convey to

**Jirair Demirjian and Silvi A Demirjian** husband and wife

the following real property situated in PINAL, COUNTY, ARIZONA:

**See Exhibit A attached hereto and by this reference incorporated herein 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 this Oct. 26, 2016

Mario Ruiz  
Mario Ruiz

STATE OF ARIZONA,  
COUNTY OF PINAL,

) SS:

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by **Mario Ruiz, a married man as his sole and separate property.**

Notary Signature \_\_\_\_\_  
My Commission will expire \_\_\_\_\_

*see attached*

Description of document this notarial certificate is being attached to:	
Type/Title	
Date of Doc	
Number of Pages	
Add'l Signers (other than those named in the notarial certificate.)	

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Sacramento

On Oct 20, 2016 before me, Deborah Planet Notary Public,

Date

(here insert name and title of the officer)

personally appeared Harold Ruiz

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

Deborah Planet OPTIONAL

Description of Attached Document

Title or Type of Document: Warranty Deed

Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Florence, County of Pinal, State of AZ, and is described as follows:  
Lot 165, of Magic Ranch Estates, according to the plat recorded in the office of the County Recorder of Pinal County, Arizona, in Cabinet E, Slide 144.

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)

APN: 200-12-1750 0

Legal Description

AZ5013-16000551-AP/89

**ACCEPTANCE OF COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP**

Jirair Demirjian and Silvi A Demirjian, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

That I am one of the Grantees named in that certain Deed attached hereto and which is dated and executed by Mario Ruiz, a married man as his sole and separate property, as Grantor(s), and which conveys certain premises described as:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

To the Grantees named therein, not as Tenants In Common, not as Community Property Estate, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship,

Dated this

**GRANTEES:**

*Jirair Demirjian*  
 Jirair Demirjian

*Silvi A. Demirjian*  
 Silvi A Demirjian  
 S. 80

STATE OF ARIZONA,  
 COUNTY OF PINAL,

} SS:

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by Jirair Demirjian and Silvi A Demirjian.

Notary Signature \_\_\_\_\_  
 My Commission will expire \_\_\_\_\_

Description of document this notarial certificate is being attached to:	
Type/Title	
Date of Doc	
Number of Pages	
Add'l Signers (other than those named in the notarial certificate.)	

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

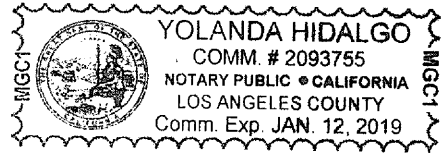
STATE OF California )SS

COUNTY OF LOS ANGELES )SS

On 10/25/2016 before me, Yolanda Hidalgo, Notary Public, personally appeared JIRAIR DEMIRSIAN, SILVIA S. DEMIRSIAN who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Yolanda Hidalgo  
Yolanda Hidalgo

This area for official notarial seal.

#### OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)     LIMITED     GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity \_\_\_\_\_

Name of Person or Entity \_\_\_\_\_

#### OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

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APN: 200-12-1750 0

Legal Description

AZ5013-16000551-AP/89

# AFFIDAVIT OF PROPERTY VALUE

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 10/28/2016 1100**

**FEE NUMBER: 2016-072723**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 200-12-1750 0  
 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 (attach list if necessary):  
 (1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
**Mario Ruiz**  
**20420 N 110Th Ave**  
**Sun City, AZ 85373**

3. (a) BUYER'S NAME AND ADDRESS:  
**Jirair Demirjian and Silvia A Demirjian**  
**1413 Birch Street**  
**Montebello, CA 90640**  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, State relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
**6927 East Four Peaks Way**  
**Florence, AZ 85132-8033**

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
**Jirair Demirjian and Silvia A Demirjian**  
**20420 N 110Th Ave**  
**Sun City, AZ 85373**  
 (b) Next tax payment due 2nd half 2016

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo/Townhouse  
 d.  2-4 Plex  
 e.  Apartment Building  
 f.  Commercial/Industrial Use  
 g.  Agriculture  
 h.  Mobile/Manufactured Home  
      Affixed  Not Affixed  
 i.  Other Use, Specify: \_\_\_\_\_

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 "family member."  
 c.  To be used as a non-primary or secondary residence.  
 See attached for definitions of "primary residence, secondary residence" and "family member."

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

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed  
 b.  Special Warranty Deed  
 c.  Joint Tenancy Deed  
 d.  Contract or Agreement  
 e.  Quit Claim Deed  
 f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 102,000.00

11. DATE OF SALE (Numeric Digits): 07/2016  
 Month/Year

12. DOWN PAYMENT \$ 102,000.00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price)  
 b.  Barter 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: \_\_\_\_\_

14. PERSONAL PROPERTY (See attached for definitions):  
 (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: \$ \_\_\_\_\_ AND \_\_\_\_\_  
 briefly describe the Personal Property: \_\_\_\_\_

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

16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
 (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable 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: \_\_\_\_\_

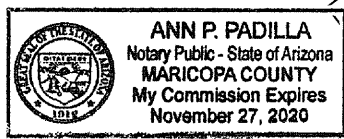
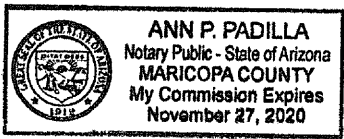
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
**Title365 Agency**  
**1530 E. Williams Field Rd., Suite 106**  
**Gilbert, AZ 85295**  
**4804368507**

18. LEGAL DESCRIPTION (attach copy if necessary):  
 SEE ATTACHED EXHIBIT "A"

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 PINAL  
 Subscribed and sworn to before me on this 27th day of OCTOBER 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 11/27/20

Signature of Buyer / Agent \_\_\_\_\_  
 State of ARIZONA, COUNTY OF PINAL  
 Subscribed and sworn to before me on this 27th day of OCTOBER 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 11/27/20



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UNOFFICIAL