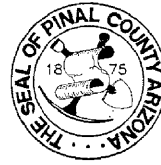


RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Gustavo Pina Reyes
447 East Crescent Ave.
Mesa, AZ 85204

DATE/TIME: 12/20/2016 1436

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-085615



ESCROW NO.: 52160970 - 052 - MV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

ELI CARRABINO, AS PERSONAL REPRESENTATIVE OF The Estate of Richard James Carrabino,
deceased, Pinal, Probate Case No. PB2016-00271

("Grantor") conveys to

Gustavo Pina Reyes, An Unmarried Man

the following real property situated in Pinal County, ARIZONA:

**LOT 128, MAGIC RANCH PARCELS B & C, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET H, SLIDE 45.**

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: December 9, 2016

Grantor(s):

SELLER:

The Estate of Richard James Carrabino

By: Eli Carrabino, as Personal Representative

Escrow No.: 52160970-052-MV
Warranty Deed...Continued

State of _____
County of _____

} ss:

Entity _____

The foregoing Warranty Deed, dated December 9, 2016 and consisting of 1 page(s), was acknowledged before me this _____ day of _____, _____, by ELI CARRABINO, the PERSONAL REPRESENTATIVE of THE ESTATE OF RICHARD JAMES CARRABINO, on behalf of the ESTATE.

See Attached (see)
Notary Public

WARRANTY DEED

California All-Purpose Certificate of 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 SANTA CLARA

s.s.

On 12/12/2016 before me, JUAN C. CAMADER, Notary Public
Name of Notary Public, Title

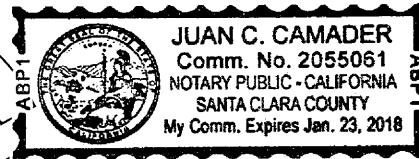
personally appeared ELI CARRABINO
Name of Signer (1)

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]
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of WARRANTY DEED containing 2 pages, and dated 12/09/2016.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-11-550
 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?

Please list the additional parcels below (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

The Estate of Richard James Carrabino, deceased, Pinal, Probate Case No. PB2016-00271
209 Grayson Terrace
San Jose, CA 95126

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

Gustavo Pina Reyes
447 East Crescent Ave.
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:

23729 N. Mirage Avenue
Florence, AZ 85132

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

Gustavo Pina Reyes
23729 N. Mirage Ave
Florence AZ 85132

(b) Next tax payment due MARCH 2017

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or industrial Use
- g. Agricultural
- h. Mobile or 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 "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: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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: [Signature]
 State of CALIFORNIA, County of SANTA CLARA
 Subscribed and sworn to before me on this 12 day of DECEMBER 2016
 Notary Public: [Signature]
 Notary Expiration Date: 01.23.18

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: **12/20/2016 1436**

FEE NUMBER: **2016-085615**

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: \$ 123,900.00

11. DATE OF SALE (Numeric Digits): 12 / 2016
 Month / Year

12. DOWN PAYMENT \$ 7,135.00

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 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 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:

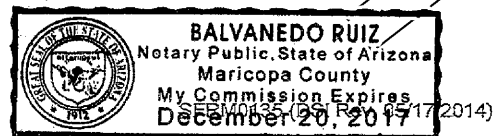
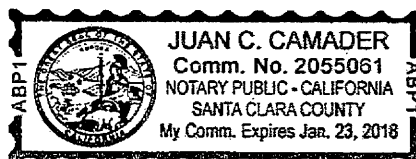
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

CARRABINO - REYES
23729 N. MIRAGE AVENUE, FLORENCE, AZ 85132
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 20 day of December 2016
 Notary Public: [Signature]
 Notary Expiration Date: 12/20/17



Escrow No. 52160970-052-MV
Affidavit of Property Value...Continued

EXHIBIT "A"
Legal Description

LOT 128, MAGIC RANCH PARCELS B & C, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET-H, SLIDE 45.

HomeLife