



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY,
LLC.

AND WHEN RECORDED MAIL TO:

GIBRAN ALMANZA
8915 E. GUADALUPA RD. #1028
MESA, AZ 85212

COURTESY-NO TITLE LIABILITY

DATE/TIME: 02/01/2017 1039
FEE: \$15.00
PAGES: 3
FEE NUMBER: 2017-006861



NO TITLE LIABILITY

Exempt Per ARS 11-1134.B3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5/5

QUIT CLAIM DEED

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

Gibran Almanza, a married man as his sole and separate property

hereby quit-claim to

Gibran Almanza and Ruby Hernandez, husband and wife as community property with right of survivorship

all right, title or interest in the following real property situated in Pinal County, State of Arizona:

LOT 176, OF PHASE II PARCEL 23 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 189.

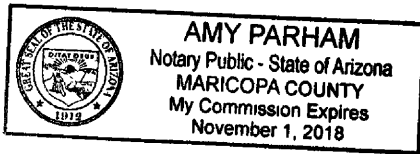
Dated: January 26, 2017

GRANTORS:

Gibran Almanza

State of Arizona
County of Maricopa

On this 27th day of January, 2017, before me personally appeared **Gibran Almanza**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



(Affix notary seal here)

Notary Public
My commission expires on 11-1-18

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

Gibran Almanza and Ruby Hernandez 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 January 26, 2017, and executed by **Gibran Almanza**, as Grantors, to **Gibran Almanza and Ruby Hernandez**, as Grantees, and which conveys certain premises described as:

Lot 176, of PHASE II PARCEL 23 AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 189.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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: January 26, 2017

GRANTEES:

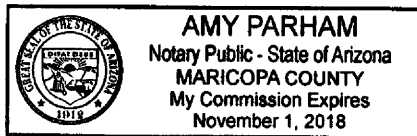


Gibran Almanza



Ruby Hernandez

State of Arizona
County of Maricopa



(Affix notary seal here)

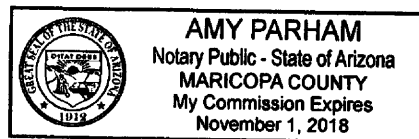
On this 27 day of January, 2017, before me personally appeared **Gibran Almanza**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Notary Public

My commission expires on 11-1-18

State of Arizona
County of Maricopa



(Affix notary seal here)

On this 27 day of January, 2017, before me personally appeared **Ruby Hernandez**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Notary Public

My commission expires on 11-1-18

COURTESY RECORDING INSTRUCTIONS
(With ATSA Escrow File)

00085255-050-AS

**** This page must be attached to the document(s) being sent for recording. ****

The undersigned hereby requests that American Title Service Agency, LLC. record at its convenience as a courtesy, the following documents:

Quit Claim Deed

The undersigned acknowledges and understands that:

This instrument, given with no expressed consideration, monetary or otherwise, is executed voluntarily and not as the result of duress or threats of any kind, and is a bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States.

- a. This document(s) has been prepared as requested by a principal party to the above referenced transaction. The requesting party may be a Lender as a result of their underwriting conditions.
- b. American Title Service Agency, LLC. is acting at the request of the undersigned, without compensation of any nature, solely to act in the capacity of a messenger to deliver said document(s) to the office of the County Recorder for recording;
- c. American Title Service Agency, LLC. has not performed any title search or examination, nor has it verified the correctness of any legal description pertinent to said document(s); and
- d. American Title Service Agency, LLC. has not examined the contents, signature(s) or notarization of said document(s) for accuracy, legal compliance or correctness of purpose.

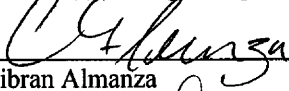
Further, the undersigned acknowledges bargained for consideration between the parties to these instructions and hereby specifically releases, holds harmless and agrees to indemnify American Title Service Agency, LLC. from and against any and all liability and responsibility and expense of whatever nature involved in connection with any aspect of the preparation, content, legal efficacy, execution or notarization of said document(s), whether furnished to the undersigned as a blank form or not, or in connection with its timely recording, and regardless of whether it is ever recorded or not, for any reason, including the loss or misplacing of said document(s) by an employee or agent of American Title Service Agency, LLC., County Recorder or anyone else.

Recording fees in the amount of \$15.00 are attached.

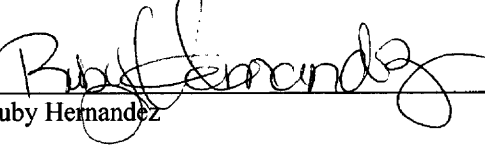
❖ All checks MUST BE payable to American Title Service Agency, LLC.

Date: January 26, 2017

Signature(s) of Requesting Party:



Gibran Almanza



Ruby Hernandez

Address of Requesting Party:

22576 N. Davis Way

Address

Maricopa, AZ 85138-2235

City, State, Zip Code

Phone Number

Document forwarded to the recording desk by:

Office/Branch: 4360 E. Brown Road, Suite 116, Mesa, AZ 85205
Branch Phone No.: (480) 559-6400
Employee's Name: Amy Parham