



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested By:
Stewart Title

DATE/TIME: 04/26/2017 1454

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2017-029198

When Recorded Return To:

Israel Ortega Rojas

Edith Rojas

1101 E Taylor Trail

San Tan Valley, AZ 85143



File: 05501-32966

Warranty Deed

This document is being re-recorded for the sole purpose of
recording in Pinal County

ADRIAN FONTES

20170272746 04/17/2017 04:33

ELECTRONIC RECORDING

RECORDING REQUESTED BY:
Stewart Title Arizona Agency

WHEN RECORDED MAIL TO:
Israel Ortega Pena
Edith Rojas
1101 E Taylor Trail
San Tan Valley, AZ 85143

1492470468833-1-4-1--
Yorkm

ESCROW NO. 05501-32966

SPACE ABOVE THIS LINE FOR RECORDERS USE

Warranty Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,
Jubilee Professional Specialist, LLC, an Arizona Limited Liability Company
do/does hereby convey to
Israel Ortega Pena and Edith Rojas, as husband and wife
the following real property situated in Pinal County, State of Arizona.

Lot 132, of JOHNSON RANCH UNIT 18, according to Cabinet D, Slide 129, and Certificate of Correction recorded in Fee No. 2005-52140 and in Fee No. 2005-55321.

EXCEPT all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable material, whether or not of commercial value, and except all underground water in, under or flowing through said land, and water rights appurtenant thereto, as reserved in Arizona Revised Statutes.

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 3rd day of April, 2017.

JUBILEE PROFESSIONAL SPECIALIST, LLC, AN
ARIZONA LIMITED LIABILITY COMPANY

Patrick K. McGinnity
By: Patrick K. McGinnity, Member

State of Arizona)
County of Maricopa) ss

This instrument was acknowledged before me this 13 day of April 2017 by Jubilee Professional Specialist, LLC, an Arizona Limited Liability Company by Patrick K. McGinnity it's member.

Colleen M. Kempton
Notary Public



Recording Requested By:
Stewart Title

When Recorded Return To:

File: 05501-32966

Affidavit of Property Value

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recording in Pinal County

ADRIAN FONTES

20170272746 04/17/2017 04:33

AFFIDAVIT OF PROPERTY VALUE

FOR RE ELECTRONIC RECORDING
SALES AFFIDAVIT
1492470468833-2-4-2-Y-
Yorkm

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-72-306
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Jubilee Professional Specialist, LLC, an Arizona Limited Liability Company
PO Box 40804
Mesa, AZ 85274

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

Israel Ortega Pena and Edith Rojas
5011 E. 6th Way
Phoenix, AZ 85040

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

4. ADDRESS OF PROPERTY:

1101 East Taylor Trail
San Tan Valley, AZ 85143

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

Israel Ortega Pena and Edith Rojas
1101 E Taylor Trail
San Tan Valley, AZ 85143

(b) Next tax payment due _____

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,

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 on this 13 day of April 2017

Notary Public _____

Notary Expiration Date 10-25-2020

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: \$ \$227,900.00

11. DATE OF SALE (Numeric Digits): 04/2017
Month / Year

12. DOWN PAYMENT \$ 4,129.00

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: 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 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 Arizona Agency
3530 S. Val Vista Drive, Suite 113, Gilbert, AZ 85297
(480) 557-4580

18. LEGAL DESCRIPTION (attach copy, if necessary):

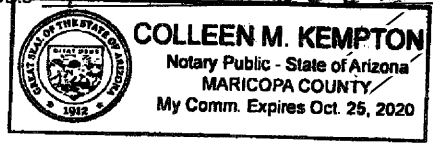
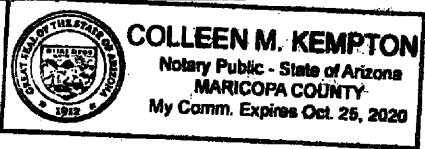
See attached Exhibit "A"

Signature of Buyer / Agent _____
State of Arizona County of Maricopa

Subscribed and sworn to before me on this 14 day of April 2017

Notary Public _____

Notary Expiration Date 10-25-2020



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 05501-32966

Lot 132, of JOHNSON RANCH UNIT 18, according to Cabinet D, Slide 129, and Certificate of Correction recorded in Fee No. 2005-52140, and in Fee No. 2005-55321.

EXCEPT all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable material, whether or not of commercial value, and except all underground water in, under or flowing through said land, and water rights appurtenant thereto, as reserved in Arizona Revised Statutes.