



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Ricardo Lopez Rea and Victoria Lopez
1226 E. 9th Street
Casa Grande, AZ 85122

DATE/TIME: 07/07/2017 1215
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2017-048122



ESCROW NO.: 600-92365-TS
600-92365-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Roman Andrew Baranyk, a married man, who acquired title as a single man

do/does hereby convey to

Ricardo Lopez Rea and Victoria Lopez, husband and wife

the following real property situated in Pinal County, State of Arizona:


Lot 112, of EXECUTIVE ESTATES UNIT TWO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 16 of Maps, Page 55.

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: June 23, 2017

Grantors:


Roman Andrew Baranyk

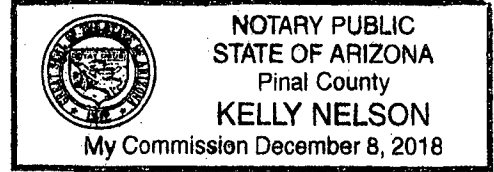
Escrow No.: 600-92365-TS

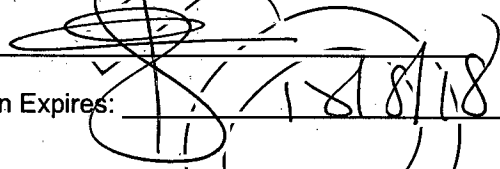
State of Arizona)ss:
County of Pinal

On this 5 day of July, 2017, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Roman Andrew Baranyk
personally known to me (or 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
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Notary Public: 

My Commission Expires: 12/8/18

ESCROW NO.: 600-92365-TS
600-92365-TS

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

Ricardo Lopez Rea and Victoria Lopez, husband and wife 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 June 23, 2017, and executed by **Roman Andrew Baranyk, a married man, who acquired title as a single man** as Grantors, to **Ricardo Lopez Rea and Victoria Lopez, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 112, of EXECUTIVE ESTATES UNIT TWO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 16 of Maps, Page 55.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

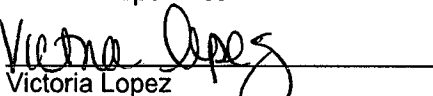
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right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

Dated: June 23, 2017

Grantee(s):



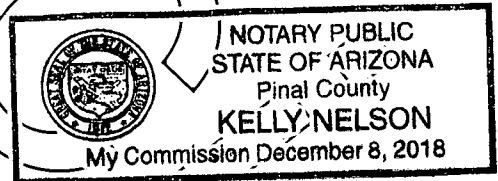
Ricardo Lopez Rea




Victoria Lopez

State of Arizona }ss:
County of Pinal

On this 6 day of July, 2017, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
Ricardo Lopez Rea and Victoria Lopez
personally known to me (or 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
WITNESS my hand and official seal.



FOR NOTARY SEAL OR STAMP

Notary Public: 

My Commission Expires: 12/8/18

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2017-048122
RECORD DATE	07/07/2017

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 505-43-11203
 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? 0
 Please list the additional parcels below (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Roman Andrew Baranyk
1226 E. 9th Street
Casa Grande, AZ 85122

3. (a) BUYER'S NAME AND ADDRESS:
Ricardo Lopez Rea and Victoria Lopez
3930 W. Giles Street
Elroy AZ 85131
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
1226 E. 9th Street
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Ricardo Lopez Rea and Victoria Lopez
1226 E. 9th Street
Casa Grande, AZ 85122
 (b) Next tax payment due October 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 e in Item 6 above, please check one of the following:
 To be used as a primary residence
 To be rented to someone other than a "qualified family member"
 To be used as a non-primary or secondary residence
See reverse side for definition of a "primary residence", "secondary residence" or "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 \$ 155000 00

11. DATE OF SALE (Numeric Digits): 06 / 2017
 Month / Year

12. DOWN PAYMENT \$ 2808. 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)
Title Security Agency, LLC
421 E. Cottonwood Lane
Casa Grande, AZ 85122
(520)426-4600

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

NOTARY PUBLIC
 STATE OF ARIZONA
 Pinal County
 KELLY NELSON
 My Commission Expires December 8, 2018

NOTARY PUBLIC
 STATE OF ARIZONA
 Pinal County
 KELLY NELSON
 My Commission Expires December 8, 2018

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.

Roman Andrew Baranyk
 Signature of Seller / Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 5 day of July, 2017
 Notary Public [Signature]
 Notary Expiration Date 12/8/18

[Signature]
 Signature of Buyer / Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 6 day of July, 2017
 Notary Public [Signature]
 Notary Expiration Date 12/8/18

EXHIBIT "A"

Lot 112, of EXECUTIVE ESTATES UNIT TWO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 16 of Maps, Page 55.

UNOFFICIAL