



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

NexTitle, a Title and Escrow Co.

AFTER RECORDING MAIL TO:
Annette Pena and Solomon Pena
2957 W Angel Way
Queen Creek, AZ 85142

DATE/TIME: 03/12/2018 1550

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2018-017933



ESCROW No: NXAZ-0286058

This area is reserved for County
Recorder

Warranty Deed

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

Jill S. Copeland, an unmarried woman

does hereby convey to

ANNETTE PENA AND SOLOMON PENA, wife and husband

the following real property situated in Pinal, AZ:

LOT 102, SAN TAN HEIGHTS PARCEL A-6, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
ARIZONA, RECORDED IN CABINET E, SLIDE 120.

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.

The undersigned hereby warrants the title against all persons whomsoever, subject
to the matters set forth.



Jill S Copeland

STATE OF Arizona

COUNTY OF Maricopa

I, Raul Rodriguez, a Notary Public for the State of Arizona, do hereby certify that Jill S. Copeland personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 05th ^{rn} of March, 2018.



Notary Public

My Commission Expires: 10/09/2019



RAUL RODRIGUEZ
Notary Public - Arizona
Maricopa County
Expires 10/09/2019

[Large diagonal watermark text: "Jill S. Copeland" is visible across the bottom right portion of the page.]

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

ANNETTE PENA AND SOLOMON PENA, wife and husband 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 Jill S. Copeland, an unmarried woman, as Grantors, to ANNETTE PENA AND SOLOMON PENA, wife and husband , as Grantees, and which conveys certain premises described as:

Legal description attached hereto and made a part hereof marked Exhibit "A"

509-95-6330

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.

Annette Pena
Annette Pena

Solomon Pena
Solomon Pena

STATE OF Arizona

COUNTY OF Maricopa

I, Kelli Aguirre, a Notary Public for the State of AZ, do hereby certify that Annette Pena and Solomon Pena personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th 12th of 3, 2018

Kelli Aguirre
Notary Public

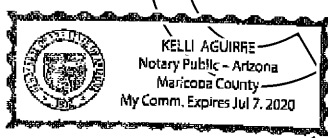


EXHIBIT "A"

LOT 102, SAN TAN HEIGHTS PARCEL A-6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 120.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-95-6330
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:

Jill S Copeland
2957 W Angel Way
Queen Creek, AZ 85142

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

Annette Pena and Solomon Pena

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2957 W Angel Way
Queen Creek, AZ 85142

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

Annette Pena and Solomon Pena
2957 W Angel Way
Queen Creek, AZ 85142

(b) Next tax payment due July 1, 2019

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."

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 _____
County of Maricopa

Subscribed and sworn to before me this 12 day of MARCH, 2018

Notary Public Jennifer Bialowas
Notary Expiration Date 4/26/21

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 \$ 215345 **00**

11. DATE OF SALE (Numeric Digits): 03 / 2018
Month / Year

12. DOWN PAYMENT \$ 3000 **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:

\$ 0 **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):

NexTitle, A Title and Escrow Co.
15333 N Pima Road, Suite 235, Scottsdale, AZ 85260
(480)385-7200

18. LEGAL DESCRIPTION (attach copy if necessary):

LEGAL DESCRIPTION ATTACHED HERETO.

Signature of Buyer/Agent _____

State of AZ County of Maricopa

Subscribed and sworn to before me this 12 day of MARCH, 2018

Notary Public Jennifer Bialowas
Notary Expiration Date 4/26/21

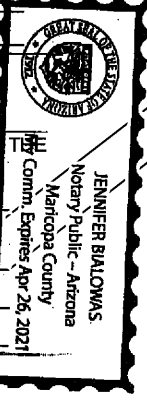
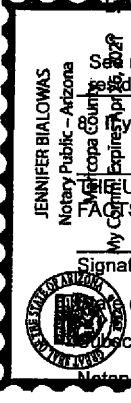


EXHIBIT "A"

LOT 102, SAN TAN HEIGHTS PARCEL A-6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 120.

U
h
o
f
f
i
c
e
s