



DATE/TIME: 06/14/2018 08:15

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2018-044420



AFTER RECORDING RETURN TO:

Closing USA, LLC
903 Elmgrove Road
Rochester, NY 14624
File No. CL180019473LD

Tax ID No.: 210-67-4370

QUIT CLAIM DEED

THIS DEED made and entered into on this 25th day of MAY, 2018, for the consideration of ONE dollar (\$1.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Janette Valencia, a married woman, as her sole and separate property**, a mailing address of 3098 E San Manuel Rd, San Tan Valley, AZ 85143, (hereinafter, "Grantor(s)"), hereby QUIT-CLAIMS to **Janette Valencia and Patrick Valencia, wife and husband, not as tenants in common and not as community property but as Joint Tenants with right of survivorship**, a mailing address of 3098 E San Manuel Rd, San Tan Valley, AZ 85143, (hereinafter "Grantee(s)") the real property situated in Pinal County, ARIZONA:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Also known as: 3098 E San Manuel Rd, San Tan Valley, AZ 85143

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.

Prior instrument reference: Fee Number: 2003-040184, Recorded: 06/17/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Affidavit Exempt Pursuant to ARS sec.11-1134: B11 A TRANSFER OF TITLE FROM TWO OR MORE PERSONS TO THEMSELVES, TO CREATE AN ESTATE IN JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP

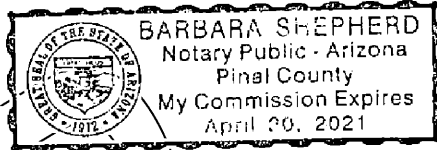
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Janette Valencia
Janette Valencia

STATE OF ARIZONA
COUNTY OF PINAL

The foregoing instrument was acknowledged before me this 25th day of May, 2018, by Janette Valencia, to me known as the person(s) described in and who executed the foregoing instrument and Acknowledgement before me that (s)he/they executed the same.

Witness my hand and official seal
Barbara Shepherd
Notary Public



My commission expires: 4/30/21

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Acceptance of Joint Tenancy with Right of Survivorship

THAT CERTAIN DEED DATED May 25, 2018, Wherein Janette Valencia, a married woman, as her sole and separate property as Grantor(s), convey to Janette Valencia and Patrick Valencia, as Grantee(s), not as tenants in common and not as community property, but as joint tenants with right of survivorship, the certain described real estate located in Pinal County, ARIZONA:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Is hereby accepted and approved by the undersigned Grantee(s), therein, it being his/her/their intention to acquire said property not as tenants in common and not as community property, but as joint tenants with right of survivorship.

Dated 05/25/2018

GRANTEE(S):

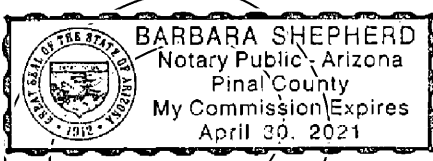
Janette Valencia
Janette Valencia

Patrick Valencia
Patrick Valencia

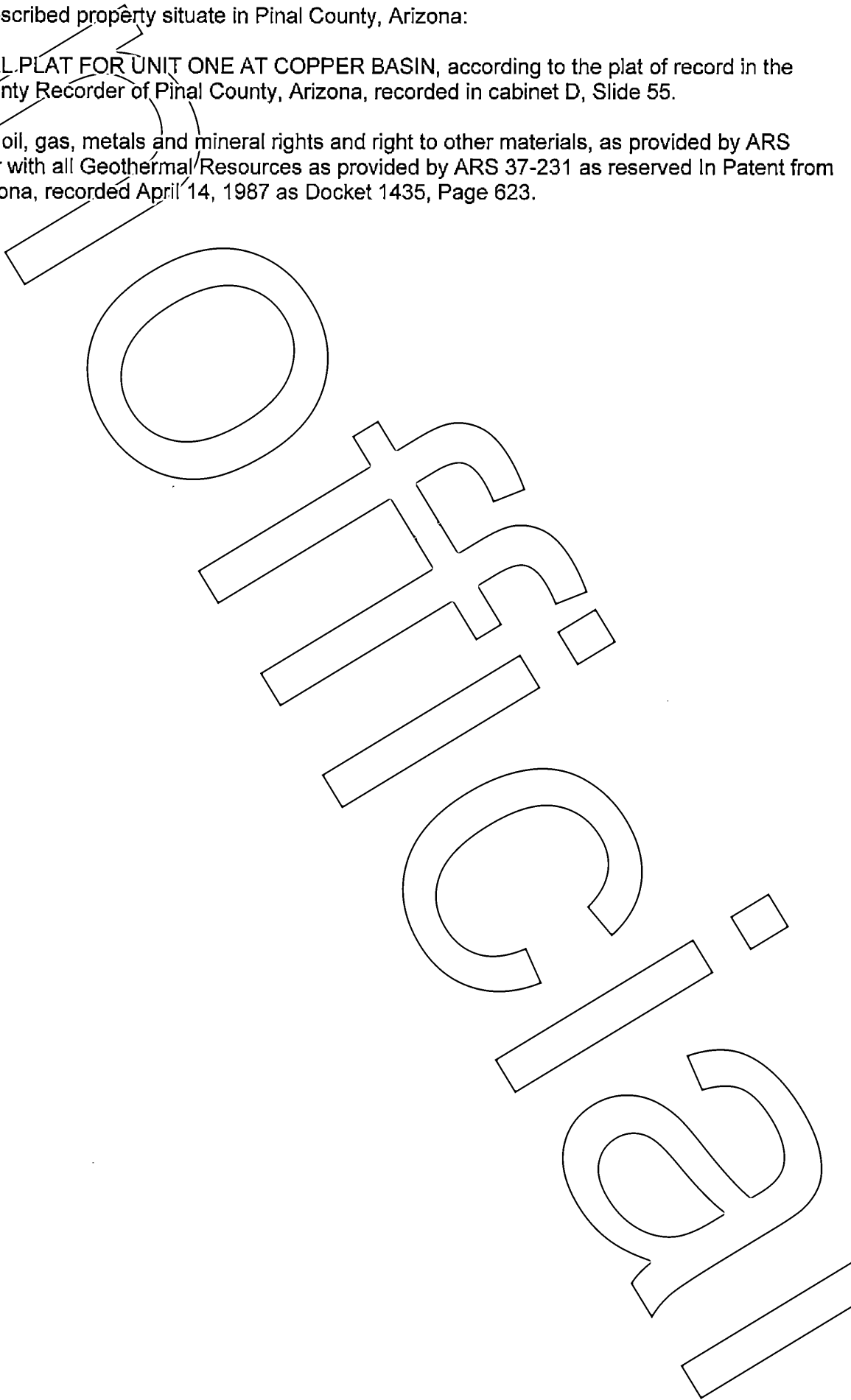
STATE OF ARIZONA
COUNTY OF PINAL

The foregoing instrument was acknowledged before me this 25th day of MAY, 2018, by Janette Valencia and Patrick Valencia, to me known as the person(s) described in and who executed the foregoing instrument and Acknowledgement before me that (s)he/they executed the same.

Witness my hand and official seal
Barbara Shepherd
Notary Public



My commission expires: 4/30/21



The following described property situate in Pinal County, Arizona:

Lot 437, of FINAL PLAT FOR UNIT ONE AT COPPER BASIN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in cabinet D, Slide 55.

EXCEPTING all oil, gas, metals and mineral rights and right to other materials, as provided by ARS 37-231, together with all Geothermal Resources as provided by ARS 37-231 as reserved in Patent from the State of Arizona, recorded April 14, 1987 as Docket 1435, Page 623.