



RECORDING REQUESTED BY
Millennium Title Agency LLC

DATE/TIME: 11/16/2018 1134

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2018-085964

AND WHEN RECORDED MAIL TO:
Oralia Macias Santos and Gabriel
Bermudez Ramirez
45612 W Dirk St
Maricopa, AZ 85139



ESCROW NO.: 08084061-846-CJL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Armando Figueroa and Angelita Figueroa, Husband and Wife

do/does hereby convey to

Oralia Macias Santos and Gabriel Bermudez Ramirez, Wife and Husband

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 November 9, 2018

SELLERS:

Armando Figueroa
Armando Figueroa

Angelita Figueroa
Angelita Figueroa

State of ARIZONA }
County of Maricopa } ss:

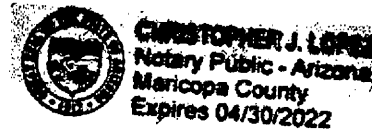
On Nov. 14, 2018, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Armando Figueroa and Angelita Figueroa 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.

Signature [Signature]

FOR NOTARY SEAL OR STAMP



ARIZONA
NOTARY PUBLIC

EXHIBIT "A"
Legal Description

Lot 75, of MARICOPA MEADOWS PARCEL 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 44; and Certificate of Correction recorded as 2004-91490, of Official Records.

MARICOPA

Acceptance of Community Property with Right of Survivorship

Oralia Macias Santos and Gabriel Bermudez Ramirez, 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 11/14/2018, and executed by Armando Figueroa and Angelita Figueroa, as Grantors, to Oralia Macias Santos and Gabriel Bermudez Ramirez, as Grantees, and which conveys certain premises described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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: November 14, 2018

BUYERS:

Oralia Macias Santos
Oralia Macias Santos

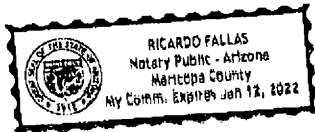
Gabriel Bermudez Ramirez
Gabriel Bermudez Ramirez

State of ARIZONA

County of Pinal

} ss:

On 11/15/2018 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Oralia Macias Santos and Gabriel Bermudez Ramirez, 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.



(This area for official notarial seal)

WITNESS my hand and official seal.

Signature

EXHIBIT "A"

Legal Description

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MARICOPA

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-33-189
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Armando Figueroa
41716 W. Elm Dr.
Maricopa, AZ 85138

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

Oralia Macias Santos
331 W. Tulsa St
Chandler, AZ 85225

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

4. ADDRESS OF PROPERTY:

45612 W Dirk St
Maricopa, AZ 85139

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

Oralia Macias Santos
45612 W Dirk St
Maricopa, AZ 85139

(b) Next tax payment due 03/2019

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."

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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/16/2018 1134

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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: \$ 179,000.00

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

12. DOWN PAYMENT \$ 5,370.00

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 Number):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950
Phoenix, AZ 85012

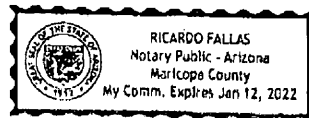
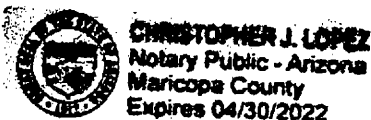
18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Armando Figueroa
 Signature of Seller / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 14 day of Nov., 2018
 Notary Public [Signature]
 Notary Expiration Date 11/30/2022

Oralia Macias Santos
 Signature of Buyer / Agent
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 15 day of November, 2018
 Notary Public [Signature]
 Notary Expiration Date 01/16/2022



Escrow No. 08084061-846-CJL
Affidavit of Property Value...Continued

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