



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

**RECORDING REQUESTED BY:**  
Catalina Title Agency  
**AND WHEN RECORDED MAIL TO:**  
Joel Montalvo Rivera  
20827 E Reunion Road  
Red Rock, AZ 85145

DATE/TIME: 11/27/2018 1439  
FEE: \$17.00  
PAGES: 3  
FEE NUMBER: 2018-088023



ESCROW NO.: 600-124639-CCT  
900-21643

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Sonya J. Mendoza, a single woman**

do/does hereby convey to

**Joel Montalvo Rivera, a single man**

the following real property situated in Pinal County, State of 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 18, 2018

Grantors:

  
\_\_\_\_\_  
Sonya J. Mendoza

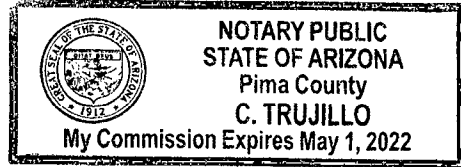
Escrow No.: 600-124639-CCT

State of Arizona }ss:  
County of Pima

On this 27 day of November, 2018 before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared

Sonya J. Mendoza  
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: [Signature]

My Commission Expires: March 2020

Escrow No.: 600-124639-CCT

**EXHIBIT "A"**

Lot 55 of RED ROCK VILLAGE I, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G. Slide 173 and corrected by Affidavit of Correction recorded in Document No. 2007-089686 and in Document No. 2007-135902.

HomeLife

# AFFIDAVIT OF PROPERTY VALUE

## FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 410-50-0550  
 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:

Sonya J. Mendoza  
7746 Desert Paintbrush Ct  
Tucson, AZ 85743

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

Joel Montalvo Rivera  
4620 W. McDowell Rd. Apt. 2051  
Phoenix, AZ 85035

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

4. ADDRESS OF PROPERTY:

20827 E Reunion Road  
Red Rock, AZ 85145

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

Joel Montalvo Rivera  
20827 E Reunion Road  
Red Rock, AZ 85145

(b) Next tax payment due 04/2019

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:

- 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: \_\_\_\_\_

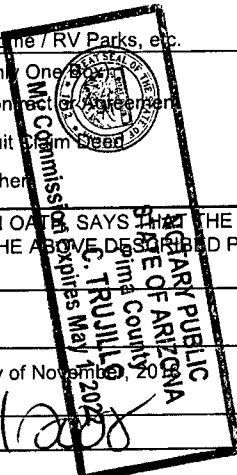
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box)

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract Agreement
- e.  Quit Claim
- f.  Other \_\_\_\_\_

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: [Signature]  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 27 day of November, 2018  
 Notary Public: [Signature]  
 Notary Expiration Date: May 1, 2022



COUNTY OF RECORDATION: PINAL  
 FEE NO: 2018-088023  
 RECORD DATE: 11/27/2018

10. SALE PRICE \$ 170000 00

11. DATE OF SALE (Numeric Digits): 10 / 2018

12. DOWN PAYMENT \$ 0 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: \_\_\_\_\_

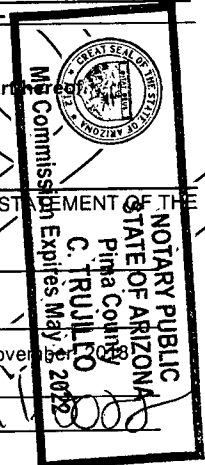
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Title Security Agency, LLC  
6760 N. Oracle Road, Suite 100B  
Tucson, AZ 85704  
(520) 575-1900

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent: [Signature]  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 26 day of November, 2018  
 Notary Public: [Signature]  
 Notary Expiration Date: May 1, 2022



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UNOFFICIAL