



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

**RECORDING REQUESTED BY:**  
**Title Security Agency of Arizona**  
**AND WHEN RECORDED MAIL TO:**  
**Deanna J Pesta**  
**986 N. Paseo Del Oro**  
**Casa Grande, AZ 85122**

DATE/TIME: 03/27/2014 1208  
FEE: \$14.00  
PAGES: 4  
FEE NUMBER: 2014-017505



ESCROW NO.: 500-23629-ALW  
500-23629-ALW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Joe V. Diaz, Sole Trustee of the Joe V. and Reina M. Diaz Revocable Living Trust, dated June 8, 2000**

do/does hereby convey to

**Deanna J Pesta, an unmarried woman**

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: February 26, 2014

Grantors:  
**Joe V. Diaz, Sole Trustee of the Joe V. and Reina M. Diaz Revocable Living Trust, dated June 8, 2000**

BY:   
**Joe V. Diaz, Sole Trustee**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On March 26, 2014 before me, S.K. Stuart, Notary Public

(Here insert name and title of the officer)

personally appeared Joe V. Diaz

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~ - is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 2-26-2014

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

Escrow No.: 500-23629-ALW

**EXHIBIT "A"**

Lot 6, of TIERRA PALMAS PATIO HOMES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, Page 52.

TIERRA PALMAS PATIO HOMES

DATE: February 26, 2014

ESCROW NO.: 500-23629-ALW

### TRUST DECLARATION

#### Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated,

August 8, 2000 are as follows:

Name: VICTORIA V. ROBERTS

Address: 40522 CARLY CT MURFETA, CA 92562

Name: LEEHA T. ENNIS

Address: \_\_\_\_\_

Name: MANUEL M. DIAZ

Address: \_\_\_\_\_

Name: MARIA W. LARSEN

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: [Signature]  
(Signature of Trustee)

[Signature]  
(Signature of Trustee)

as Trustee(s) of The JOE V. DIAZ & REINA M. DIAZ

(This document will be recorded at the Close of Escrow attached to the Deed)

# AFFIDAVIT OF PROPERTY VALUE

**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
DATE/TIME: 03/27/2014 1208  
FEE NUMBER: 2014-017505

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 504-45-0670  
 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:  
Joe V. Diaz, Sole Trustee of the Joe V. and Reina M. Diaz  
Revocable Living Trust, dated June 8, 2000  
206 W. Flagstone Pl.  
Casa Grande AZ 85122

3 (a) BUYER'S NAME AND ADDRESS:  
Deanna Pesta  
1565 N. Wildflower Dr., Apt. 804  
Casa Grande, AZ 85122  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
986 N. Paseo Del Oro  
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO. (Taxes due even if no bill received)  
Deanna Pesta  
986 N. Paseo Del Oro  
Casa Grande, AZ 85122  
 (b) Next tax payment due 2014

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 used as a vacation home or secondary residence.  
 To be rented to someone other than a "family member."  
 See reverse side for definition of a "primary 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: \_\_\_\_\_

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAY THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATE  
 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 March, 2014  
 Notary Public: [Signature]  
 Notary Expiration Date: 2/14/16

10. SALE PRICE \$ 90000 00

11. DATE OF SALE (Numeric Digits): 02 / 2014  
 Month / Year

12. DOWN PAYMENT \$ 1631. 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: \_\_\_\_\_

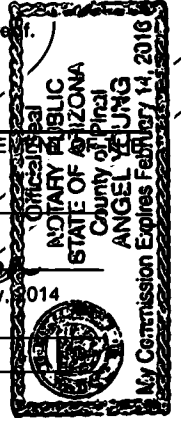
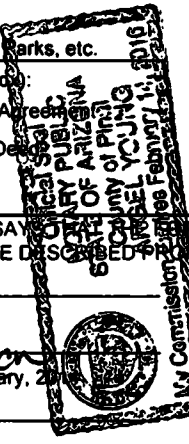
15. PARTIAL INTEREST: If only a partial ownership interest is being sold,  
 briefly describe the partial interest: \_\_\_\_\_

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 of Arizona  
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.

Signature of Buyer / Agent: [Signature]  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 27 day of February, 2014  
 Notary Public: [Signature]  
 Notary Expiration Date: 2/14/16



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