



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/31/2019 1437
FEE: \$15.00
PAGES: 3
FEE NUMBER: 2019-042946

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Gregory Aguilar, Jr. and Alyssia Navarro-Moreno
363 W EVERGREEN PEAR AVE
SAN TÁN VALLEY, AZ 85140

WARRANTY DEED

Escrow No. 54986486LA (VG)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Gregory Aguilar, Jr. and Alyssia Navarro-Moreno, husband and wife, as joint tenants with right of survivorship, who acquired title as single, the GRANTOR does hereby convey to

Gregory Aguilar, Jr. and Alyssia Navarro-Moreno, husband and wife, the GRANTEE

The following described real property, situate in PINAL County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 861, IRONWOOD CROSSING UNIT 2, ACCORDING TO THE PLAT RECORDED IN RECORDING NO. 2014-070575, RECORDS OF PINAL COUNTY, ARIZONA.

This Deed is exempt from an Affidavit of Value pursuant to ARS #11-1134(B)(3).

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 54986486LA (VG)
A.P.N.: 109-54-2000 4

Warranty Deed - continued

DATED: May 21, 2019

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

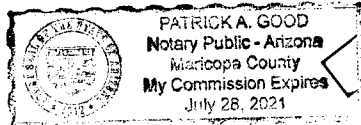
Gregory Aguilar Jr.
Gregory Aguilar Jr.
Alyssia Navarro Moreno
Alyssia Navarro Moreno

STATE OF AZ)
County of Maricopa) ss.

On May 25th, 2019, before me, the undersigned Notary Public, personally appeared **Gregory Aguilar, Jr. and Alyssia Navarro-Moreno**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 28th July 2021 Notary Public



Patrick A. Good

PATRICK A. GOOD
Notary Public - Arizona
Maricopa County
My Commission Expires
July 28, 2021

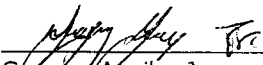
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated May 21, 2019 by and between Gregory Aguilar, Jr., and Alyssia Navarro-Moreno and Gregory Aguilar, Jr. and Alyssia Navarro-Moreno.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: May 21, 2019



Gregory Aguilar Jr.



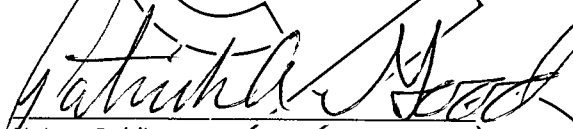
Alyssia Navarro-Moreno

STATE OF AZ

County of Maricopa

On 25th May 2019, before me, the undersigned Notary Public, personally appeared **Gregory Aguilar, Jr. and Alyssia Navarro-Moreno**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 28th July 2021 
Notary Public

