



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 06/21/2019 1453

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2019-049714

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:

Juan Cabral  
408 East 3rd Street  
Casa Grande, AZ 85122

### SPECIAL WARRANTY DEED

Escrow No. 435-5979434 (shj)

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

**WJH LLC, a Delaware limited liability company**, the GRANTOR does hereby convey to

**Juan Cabral, a married man and Victor Cabral, a married man**, 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 15, OF TAMARON PARCEL E, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 178.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: June 04, 2019

Warranty Deed - continued

WJH LLC, a Delaware limited liability company

By:

Name:

Title: Authorized Signer

STATE OF

North Carolina

County of

Guilford

) ss.

On

June 21, 2019

before me, the undersigned Notary Public, personally

appeared

Katie Madigan

personally known

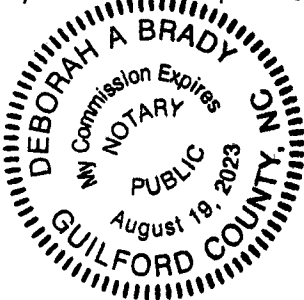
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are 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:

8/19/2023

Notary Public



Deborah A. Brady

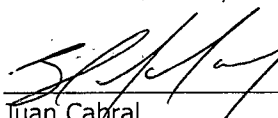
### ACCEPTANCE OF JOINT TENANCY

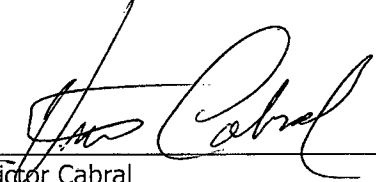
This Acceptance is to be attached to: Warranty Deed dated June 04, 2019 by and between **WJH LLC a Delaware Limited Liability Co.** and **Juan Cabral and Victor Cabral.**

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: June 04, 2019

  
\_\_\_\_\_  
Juan Cabral

  
\_\_\_\_\_  
Victor Cabral

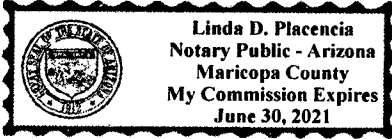
STATE OF AZ )  
County of Maricopa ) ss.

On 21 June 2019, before me, the undersigned Notary Public, personally appeared **Juan Cabral and Victor Cabral**, 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: 6/30/2021

  
\_\_\_\_\_  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-15-6940 7  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

WJH:LLC a Delaware Limited Liability Co.  
3300 Battleground Ave. Suite 101  
Greensboro, NC 27410

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

Juan Cabral and Victor Cabral  
408 East 3rd Street  
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1749 North Logan Lane  
Casa Grande, AZ 85122

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

Juan Cabral and Victor Cabral  
408 East 3rd Street  
Casa Grande, AZ 85122

(b) Next tax payment due 10/19

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.  Agriculture
- 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.

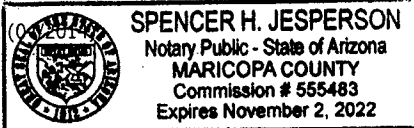
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

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 \_\_\_\_\_  
State of Arizona \_\_\_\_\_, County of Pinal  
Subscribed and sworn to before me on this 21 day of June 20 19  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



19  
DOR FORM 82162 (01-2019)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2019-049714  
RECORD DATE 06/21/2019

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: \$ 194,990.00 00

11. DATE OF SALE (Numeric Digits): 05 / 1 / 19  
Month/Year

12. DOWN PAYMENT \$ 3533.00 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):

Juan Cabral and Victor Cabral  
408 East 3rd Street  
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 15, of TAMARON PARCEL E (E / 178)

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona \_\_\_\_\_, County of Pinal  
Subscribed and sworn to before me on this 21 day of June 20 19  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

