



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 07/03/2019 1404

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2019-053757

at the request of Pioneer Title Agency, Inc.

When recorded mail to

Joshua Ochoa

Adelina Ochoa

1832 W. Expressman Street

Apache Junction, AZ 85120

77300077-LIL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 100-35-125

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Stage Coach Development LLC, an Arizona limited liability company

hereafter called the Grantor, hereby conveys to

Joshua Ochoa and Adelina Ochoa, Husband and Wife, as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

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

DATED June 27, 2019

**Stage Coach Development LLC, an Arizona
limited liability company
By: DBK MGT, Inc., an Arizona Corporation,
as Manager**



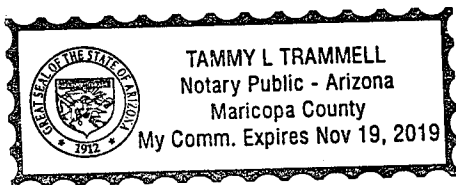
Daniel J. Kauffman, President

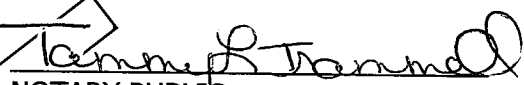
State of Arizona

County of Maricopa

}
} ss.
}

The foregoing instrument was acknowledged before me this 27 day of June, 2019, by Daniel J. Kauffman, President of DBK MGT, Inc. as Manager for Stage Coach Development, LLC., an Arizona limited liability company.





NOTARY PUBLIC

My commission expires: 11-19-2019

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed

Date of Document: 6/27/2019 / Consisting of 3 pages

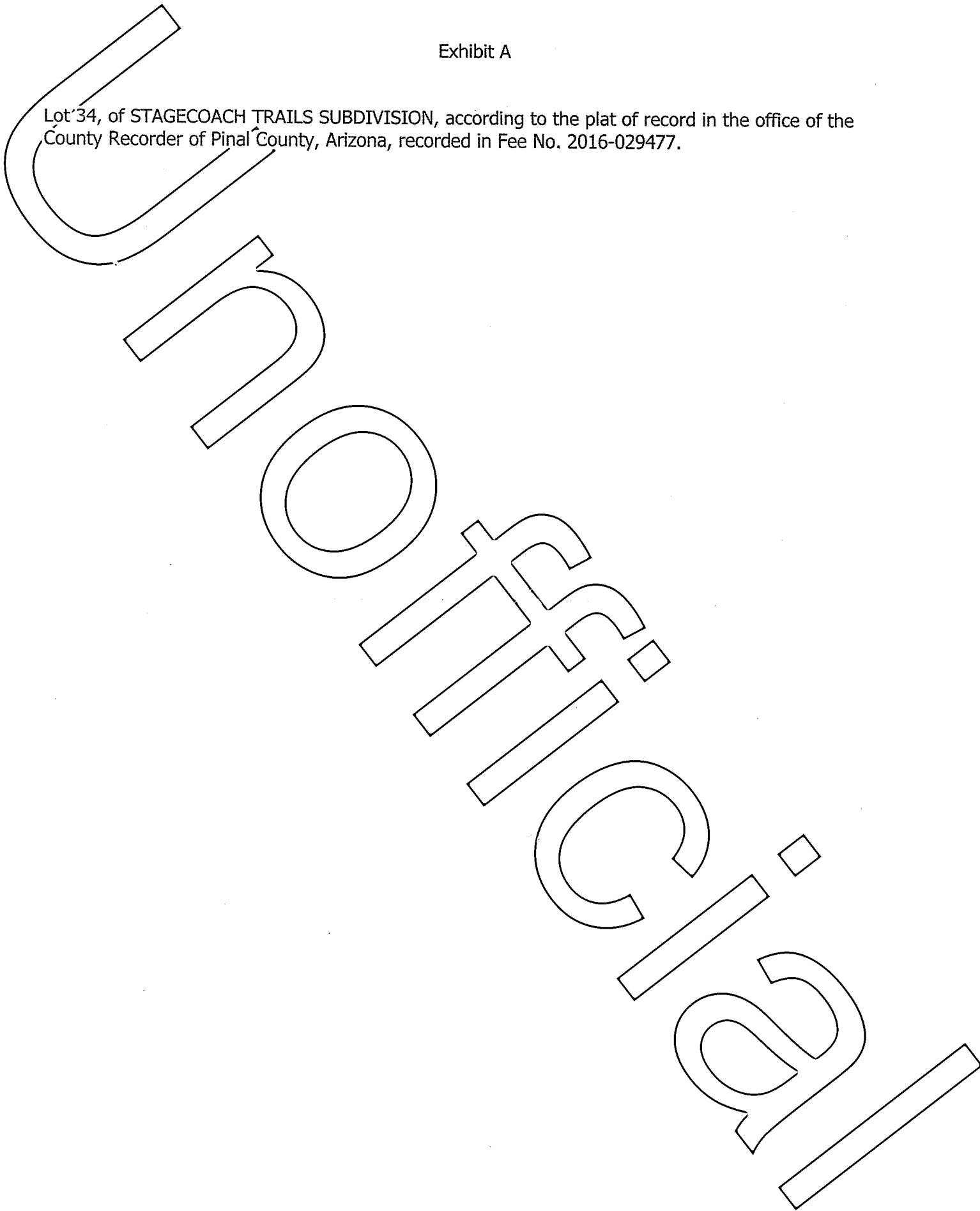
Parties to Document:

Joshua Ochoa and Adelina Ochoa

Stage Coach Development LLC, an Arizona limited liability company

Exhibit A

Lot 34, of STAGECOACH TRAILS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029477.



ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Joshua Ochoa and Adelina Ochoa, Husband and Wife, as Community Property with Right of Survivorship, 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 June 27, 2019 and executed by Stage Coach Development LLC, an Arizona limited liability company, as Grantors, to Joshua Ochoa and Adelina Ochoa, Husband and Wife, as Community Property with Right of Survivorship, 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 nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with 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 Community Property with 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: June 27, 2019

Joshua Ochoa

Adelina Ochoa

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 27 day of July, 2019, by Joshua Ochoa and Adelina Ochoa.

NOTARY PUBLIC

My commission expires:

10/5/20

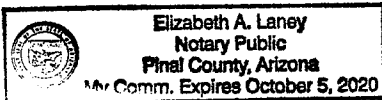
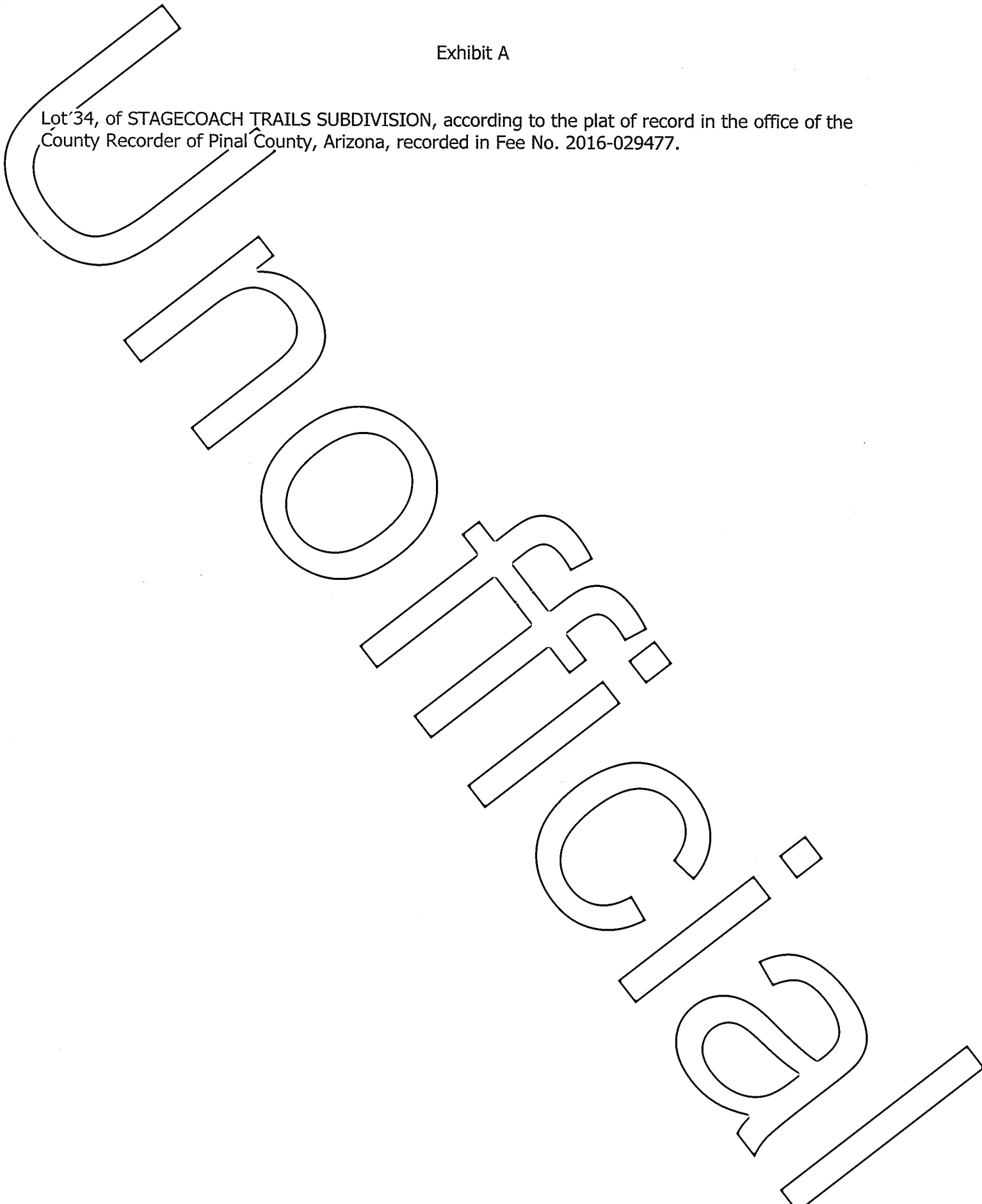


Exhibit A

Lot 34, of STAGECOACH TRAILS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029477.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 100-35-125
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:

Stage Coach Development LLC, an Arizona limited liability company
P.O. Box 18571
Fountain Hills, AZ 85269

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

Joshua Ochoa and Adelina Ochoa
1306 S. Normandy
Mesa, AZ 85209

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

4. ADDRESS OF PROPERTY:

1832 W. Expressman Street
Apache Junction, AZ 85120

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

Joshua Ochoa and Adelina Ochoa
1832 W. Expressman Street
Apache Junction, AZ 85120

(b) Next tax payment due Oct 1, 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:

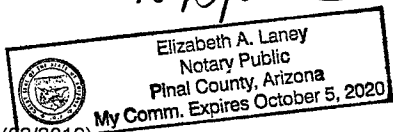
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

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

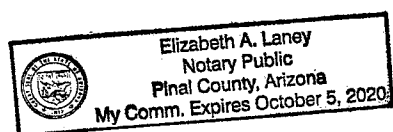
8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 AZ, County of Maricopa
Subscribed and sworn to before me on this 2 day of July, 2019
Notary Public _____
Notary Expiration Date 10/15/2020



Signature of Buyer / Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 2 day of July, 2019
Notary Public _____
Notary Expiration Date 10/15/2020



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-053757
RECORD DATE 07/03/2019

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: \$ 243,336.00

11. DATE OF SALE (Numeric Digits): 01 / 2019
Month / Year

12. DOWN PAYMENT \$ 14,890.00

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):
Pioneer Title Agency, Inc.
22719 S. Ellsworth Rd., Building C2, Suite 103, Queen Creek, AZ 85142
Phone: (480) 987-2150

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
Legal Description

Lot 34, of STAGECOACH TRAILS SUBDIVISION, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2016-029477.

STAGECOACH TRAILS