



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 07/08/2019 1459

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2019-054384

**RECORDING REQUESTED BY:**  
FIDELITY NATIONAL TITLE AGENCY

**AND WHEN RECORDED MAIL TO:**

Daisy Picazo  
1933 S. Monterey Dr.  
Apache Junction AZ 85120

**SPECIAL WARRANTY DEED**

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

**SPH Property One, LLC, a Delaware limited liability company, ("Grantor")**

conveys to

*an unmarried woman*  
**Daisy Picazo and Shannon Stone, ("Grantee")**

*an unmarried man*  
the following real property situated in Pinal County, Arizona:

Lot 51, Superstition Heights Unit 2, according to Cabinet B, Slide 137, records of Pinal County, Arizona.

APN: 102-42-051

**PROPERTY ADDRESS: 1933 S. Monterey Dr., Apache Junction AZ 85120**

SUBJECT TO: all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

AND Grantor hereby binds Grantor and Grantor's successors to warrant and defend the title to the Property as against all acts of Grantor and none other, subject to the matters set forth above

Dated: June 6<sup>th</sup>, 2019

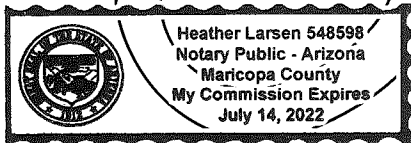
Grantor:

SPH Property One, LLC;  
a Delaware limited liability company

By: Cathy Beem  
Name: Courtney Belanger  
Its: Authorized Signatory

STATE OF ARIZONA  
COUNTY OF MARICOPA

This instrument was acknowledged before me this 28 day of June, 2019  
by Courtney Belanger



(Seal)

Heather Labrado  
Notary Public  
Heather Larsen

My commission expires: July 14, 2022

SPH

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP "DEED"

Daisy Picazo, An Unmarried Woman and Shannon Stone, An Unmarried Woman, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance dated July 8, 2019, and executed by SPH Property One LLC, a Delaware limited liability company as Grantors, to Daisy Picazo, An Unmarried Woman and Shannon Stone, An Unmarried Woman as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

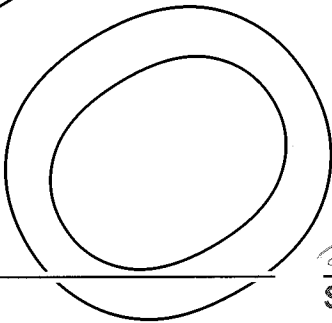
to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: July 8, 2019

GRANTEES:

Daisy Picazo



Shannon Stone

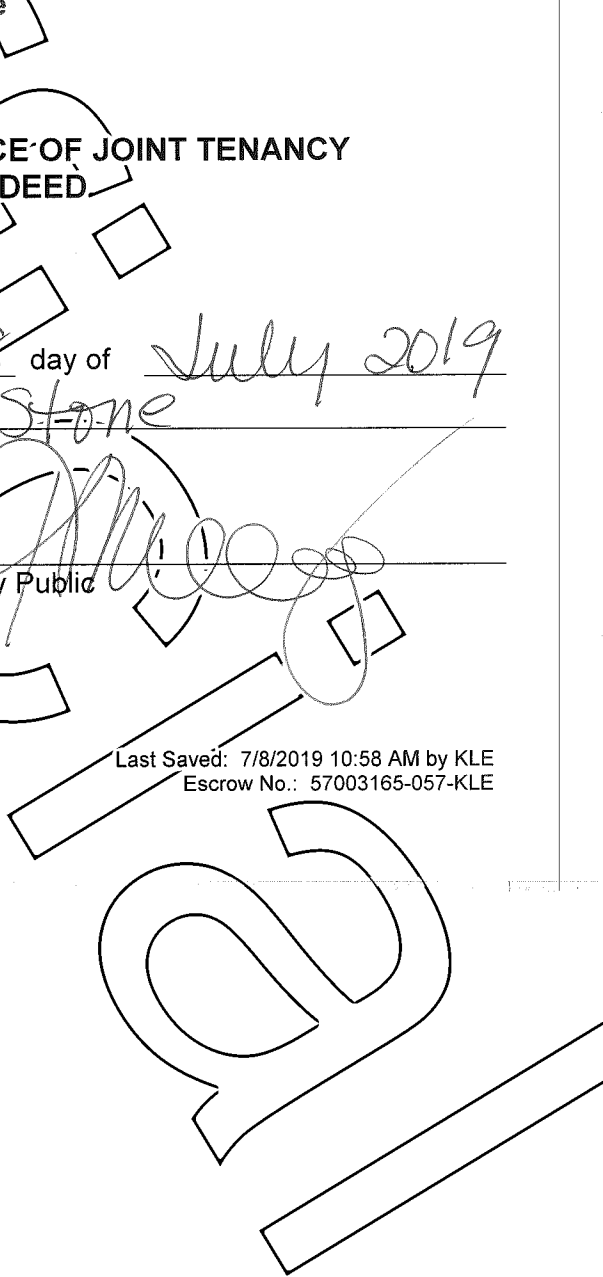
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP DEED

State of Arizona } County of Maricopa } ss:

The foregoing document was acknowledged before me this 8 day of July 2019 by Daisy Picazo and Shannon Stone



Notary Public signature and date 3/14/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 51, Superstition Heights Unit 2, according to Cabinet B, Slide 137, records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-42-051  
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:

SPH Property One LLC  
4343 N Scottsdale Rd #390  
Scottsdale, AZ 85251

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

Daisy Picazo  
1033 S Longmore Apt 1095  
Mesa, AZ 85202

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

4. ADDRESS OF PROPERTY:

1933 S. Monterey Dr.  
Apache Junction, AZ 85120

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

Daisy Picazo  
1933 S. Monterey Dr.  
Apache Junction, AZ 85120

(b) Next tax payment due 10/2019

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 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.

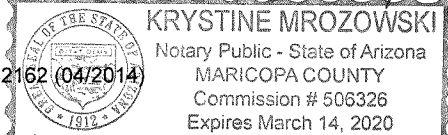
Signature of Seller / Agent \_\_\_\_\_

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 8 day of July 2019

Notary Public [Signature]

Notary Expiration Date 3/14/2020



DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO \_\_\_\_\_  
 RECORD DATE 2019-054384  
07/08/2019

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: \$ 230,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2019  
Month / Year

12. DOWN PAYMENT \$ 4,166.00

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:

\$ \_\_\_\_\_ 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):

Daisy Picazo  
1933 S. Monterey Dr.  
Apache Junction, AZ 85120  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

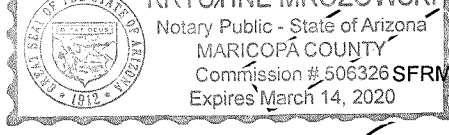
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 8 day of July 2019

Notary Public [Signature]

Notary Expiration Date 3/14/2020



**2**

**EXHIBIT "A"**  
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