



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/09/2019 1236
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-054728

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4712008103

WHEN RECORDED MAIL TO

Frank Alfred Prastine, Lumena Maria Da Fonseca
36 Mcnult Dr.
Mew Milford, CT 06776

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1 of 1

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Anna V. Jaramillo, a single woman

Do hereby convey to Frank Alfred Prastine and Lumena Maria Da Fonseca, husband and wife

the following real property situated in Pinal County, Arizona:

See "Exhibit A" attached hereto and made a part hereof.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: July 1, 2019

Anna V. Jaramillo

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 8th day of July, 2019
by Anna V. Jaramillo.

Notary Public

KIMBERLEY PAXSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 20, 2020

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Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 20, 2020

EXHIBIT A

Lot 248, of Golden Springs, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 52.

Excepting and Reserving unto the State of Arizona, 1/16th of all gas, oil, metls and mineral rights as set forth in Patent to said land.

Escrow No.: 4712008103

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Frank Alfred Prastine and Lumena Maria Da Fonseca, each being duly sworn upon oath 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 Warranty Deed deed which is Dated July 02, 2019 and executed by Anna V. Jaramillo, a single woman, as Grantor and Frank Alfred Prastine, an unmarried man and Lumena Maria Da Fonseca, an unmarried woman, as Grantee and which instrument concerns the following described property:

See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as Joint Tenants with right of survivorship; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as a community property estate but as Joint Tenants with right of survivorship.

Frank Alfred Prastine

Frank Alfred Prastine

Lumena Maria Da Fonseca

Lumena Maria Da Fonseca

State of CT
County of Litchfield

The foregoing instrument was acknowledged before me this 5th day of July, 2019 by Frank Alfred Prastine and Lumena Maria Da Fonseca.

Abby L. R. Wurtmann

Notary Public

ABBY L. R. WURTMANN
NOTARY PUBLIC
My Commission Expires 02/28/2022

FORGERS!

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Golden Springs

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104 - 13 - 2480 - _____
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:

ANNA V. JARAMILLO
10283 E. Fortuna Ave.
Gold Canyon AZ 85118

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

FRANK ALFRED PRASTINE, LUMENA MARIA DA FONSECA
36 McNult Dr.
New Milford CT 06776

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

10283 E. Fortuna Ave., Gold Canyon, Arizona 85118

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

FRANK ALFRED PRASTINE, LUMENA MARIA DA FONSECA
36 McNult Dr.
New Milford CT 06776

(b) Next tax payment due Oct 1, 2019

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in item 6 above, please check one of the following:

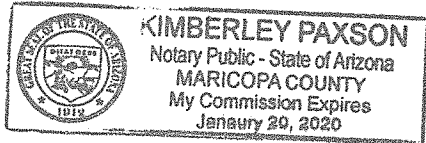
- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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

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 _____
 Notary Expiration Date 1/20/20
 DOR FORM 82162 (4/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2019-054728
07/09/2019

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$ 270,000.00

11. DATE OF SALE (Numeric Digits): 06 / 19
Month / Year

12. DOWN PAYMENT: \$ 270,000.00

13. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial Institution:
(1) <input type="checkbox"/> Conventional
(2) <input type="checkbox"/> VA
(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade | f. <input type="checkbox"/> Other financing; Specify: _____ |
| c. <input type="checkbox"/> Assumption of existing loan(s) | |
| d. <input type="checkbox"/> Seller Loan (Carryback) | |

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):

BUYER AND SELLER AS SHOWN ABOVE

 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 9 day of July 2019
 Notary Public Robert J. Uhl
 Notary Expiration Date 12-15-22

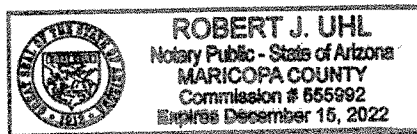


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GOLDEN SPRINGS