



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/08/2019 1321
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2019-064511

RECORDING REQUESTED BY
Magnus Title Agency, LLC

AND WHEN RECORDED MAIL TO:
DJ and Sons Properties LLC
35743 W. Cartegua Lane
Maricopa, AZ 85138

ESCROW NO.: 08093844-837-JMC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

112

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, Maria Velia Fernandez, who acquired title as Maria V. Pina, an Unmarried Woman do/does hereby convey to DJ and Sons Properties LLC, An Arizona Limited Liability Company the following real property situated in Pinal County, Arizona:

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated August 5, 2019

SELLER:

Maria Velia Fernandez
Maria Velia Fernandez

State of New Mexico } ss:
County of Dona Ana

On August 7, 2019, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Maria Velia Fernandez 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

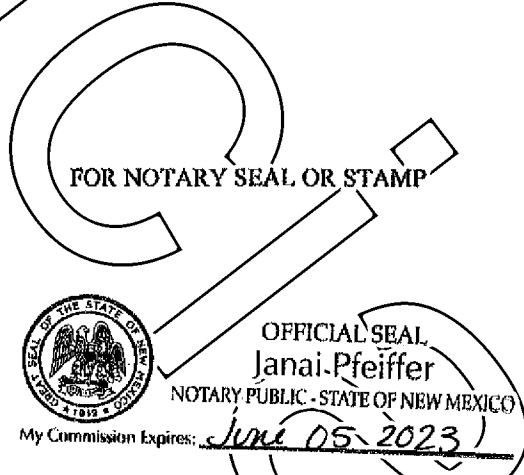


EXHIBIT "A"
Legal Description

Lot 34, Tortosa-NW Parcel 12, according to Cabinet E, Slide 99 and Certificates of Correction recorded in 2005-18363 and in 2005-62202, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-53-280
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:

Maria Vela Fernandez
1600 Wyoming Ave #4
Las Cruces, NM 88001

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

DJ and Sons Properties LLC
35743 W. Cartegna Lane
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

36034 W. Marin Ave
Maricopa, AZ 85138-2180

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

DJ and Sons Properties LLC
35743 W. Cartegna Lane
Maricopa, AZ 85138

(b) Next tax payment due October 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 AZ County of Maricopa
Subscribed and sworn to before me on this 8 day of Aug 2019
Notary Public Jessica Cook
Notary Expiration Date 3-15-20



JESSICA COOK
Notary Public - Arizona
Maricopa County
Expires 03/15/2020

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2019-064511
08/08/2019

- 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: \$ 145,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2019
Month / Year

12. DOWN PAYMENT \$ 2000

- 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: private money

- 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):
Magnus Title Agency LLC
3200 N. Central Ave., Suite 950
Phoenix, AZ 85012

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

Signature of Buyer / Agent _____
State of AZ County of Maricopa
Subscribed and sworn to before me on this 8 day of Aug 2019
Notary Public Jessica Cook
Notary Expiration Date 3-15-20



JESSICA COOK
Notary Public - Arizona
Maricopa County
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