



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.

DATE/TIME: 11/18/2019 1046
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2019-098096

WHEN RECORDED MAIL TO:
KALAN HOFFMAN MASTERS
28134 N CRYSTAL LANE
SAN TAN VALLEY, AZ 85143

ESCROW NO: 19-10-157502TH

1/2

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Francisco Ruiz and Breanna Lovella-Ruiz who acquired Title as Beanna Lovella-Ruiz, Husband and Wife as Joint Tenants with Right of Survivorship

as GRANTOR(s)

do/does hereby convey to

Kalan Hoffman Masters, a single man

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

Lot 311, COPPER BASIN UNIT 3A, according to Cabinet E, Slide 30; records of Pinal County, Arizona.

EXCEPT all coal and other minerals reserved in Patent from the State of Arizona pursuant to Act of Congress dated January 25, 1927.

APN: 210-73-318

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 does warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: November 12, 2019

Warranty Deed

Escrow No. 19-10-157502TH
APN #: 210-73-318

Grantor(s):

Francisco Ruiz
Francisco Ruiz

Breanna Lovella-Ruiz
Breanna Lovella-Ruiz

State of Arizona

County of Maricopa

} SS: }

On 11/13/2019, before me the undersigned Notary Public, personally appeared Francisco Ruiz and Breanna Lovella-Ruiz, 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 *Evan Gilpatrick*

My Commission Expires: 10/14/2023



EVAN GILPATRICK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 571588
Expires October 14, 2023

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 210 - 73 - 318 -
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 (no more than four):

1. 3 2. 4

2. Sellers Name and Address

Francisco Ruiz and Breanna Lovella-Ruiz
28134 N Crystal Lane
San Tan Valley AZ 85143

3. (a) Buyers Name and Address

Kalan Hoffman Masters
1145 W Baseline Road #2032
Tempe AZ 85283

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

If yes state relationship

4. ADDRESS OF PROPERTY:

28134 N Crystal Lane
San Tan Valley AZ 85143

5. (a) MAIL TAX BILL TO:

Kalan Hoffman Masters
28134 N Crystal Lane
San Tan Valley, AZ 85143

(b) Next tax payment due 03/01/2020

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

- a. Vacant Land: f. Commercial/Industrial:
- b. SFR: g. Agricultural:
- c. Condo or Townhouse: h. Mobile or Manufactured Home:
- d. 2-4 Plex: Affixed Not Affixed
- e. Apartment Building: 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:

- To be used as a primary residence.
 - To be rented to someone other than a "qualified family member."
 - Owner occupied not a primary 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: na

For Apartments, Motels/Hotels, Mobile Home /RV parks. etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-098096
RECORD DATE 11/18/2019

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

- a. Warranty Deed: d. Contract or Agreement:
- b. Special Warranty Deed: e. Quit Claim Deed:
- c. Joint Tenancy Deed: f. Other:

10. SALES PRICE	<u>\$222,000.00</u>
11. DATE OF SALE (Numeric Digits):	<u>11 / 2019</u>
12. DOWN PAYMENT	<u>\$0.00</u>

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) FHA (3) VA
- 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% or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property: \$
briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: na

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):

Driggs Title Agency, Inc. - 602 589 5300
8787 E. Pinnacle Peak Road Scottsdale, AZ 85255

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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

Signature of Buyer/Agent

State of AZ County Of Maricopa State of AZ County Of Maricopa

Subscribed and sworn to before me this 15 day of Nov. 2019 Subscribed and sworn to before me this 15 day of Nov. 2019

Notary Public

Notary Public

Notary Expiration Date Aug 5, 2020

Notary Expiration Date Aug 5, 2020

DOR FORM 82162 (04/2014)



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Legal Description

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HOFFS