



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY:  
**First American Title Insurance Company**

DATE/TIME: 11/25/2019 0800

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2019-100336

AND WHEN RECORDED MAIL TO:  
**Juan Carlos Brizuela and Milargros Jesus Brizuela**  
**18111 North Clarence Lane**  
**Maricopa, AZ 85138**

Escrow No. 435-5955357 (KR)

CAPTION HEADING: This document is being re recorded for the sole purpose of removing the duplicated name of: Milargros Jesus Brizuela Bustamonte

Exemption B-2



First American



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/28/2019 1313  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2019-071119

Recording Requested by:  
First American Title Insurance Company

When recorded, mail to:  
Juan Carlos Brizuela Dubon and Milagros Jesus Brizuela  
Bustamonte  
18111 North Clarence Lane  
Maricopa, AZ 85138

## SPECIAL WARRANTY DEED

Escrow No. 435-5955357 (KR)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**KB Home Sales-Phoenix Inc., an Arizona corporation**, the GRANTOR does hereby convey to

**Juan Carlos Brizuela Dubon and Milagros Jesus Brizuela Bustamonte, husband and wife and Milagros Jesus Brizuela Bustamante**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 62, OF SMITH FARMS PARCEL 10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 123 AND AFFIDAVIT OF CORRECTION RECORDED AS 2017-066462, OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements 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 set forth.

DATED: August 26, 2019

Warranty Deed - continued

KB Home Sales - Phoenix, Inc, an Arizona corporation

*Ericah Pelletier*

By: Ericah Pelletier, Its: DUP Coordinator

STATE OF ARIZONA

County of MARICOPA

) ss.  
)

On August 26, 2019, before me, the undersigned Notary Public, personally appeared **Ericah Pelletier**, 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.

My Commission Expires:

*4/9/22*

Notary Public



*Ericah Pelletier*

### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated August 26, 2019 by and between KB Home Sales - Phoenix, Inc and Juan Carlos Brizuela Dubon and Milagros Jesus Brizuela Bustamonte.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: August 26, 2019

Juan Carlos Brizuela Dubon  
Juan Carlos Brizuela Dubon

Milagros Jesus Brizuela Bustamonte  
Milagros Jesus Brizuela Bustamonte

STATE OF AZ

)  
)ss:  
)

County of Maricopa

On August 27 2019 before me, the undersigned Notary Public, personally appeared JUAN CARLOS BRIZUELA DUBON AND MILAGROS JESUS BRIZUELA BUSTAMONTE 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-06-2019

[Signature]  
Notary Public



Fee# 2019 FT 071169

This document is a full, true and correct copy of the original recorded in this office.

Attest Sept 19 20 19

Virginia Ross  
Pinal County Recorder, State of Arizona, County of Pinal

By [Signature] Deputy

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-39-6900 7  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

KB Home Sales - Phoenix, Inc  
10429 South 51st Street, Suite 100  
Phoenix, AZ 85044

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

Juan Carlos Brizuela Dubon and Milagros Jesus Brizuela Bustamonte  
18111 North Clarence Lane  
Maricopa, AZ 85138

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

18111 North Clarence Lane  
Maricopa, AZ 85138

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

Juan Carlos Brizuela Dubon and Milagros Jesus Brizuela Bustamonte  
18111 North Clarence Lane  
Maricopa, AZ 85138

(b) Next tax payment due 10/01/19

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.  Agriculture
- 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 26 day of August 20 19  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 4/9/22  
 19  
 DOR FORM 82162 (04/2014)

COUNTY OF RECORDATION PINAL  
 FEE NO 2019-100336  
 RECORD DATE 11/25/2019

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: \$ 205,990.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 1 9 Month/Year

12. DOWN PAYMENT \$ 3732.00 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: \$ 0.00 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):

Juan Carlos Brizuela Dubon and Milagros Jesus Brizuela Bustamonte  
18111 North Clarence Lane  
Maricopa, AZ 85138

18. LEGAL DESCRIPTION (attach copy, if necessary):

Lot 62, of SMITH FARMS PARCEL 10 (F / 123)

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of August 20 19  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 11-06-2019

