



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**  
Virginia Ross  
Electronically Recorded

**RECORDING REQUESTED BY:**

Fidelity National Title Agency, Inc.

Escrow No.: 65010724-065-EM1

**AND WHEN RECORDED MAIL TO:**

Abraham Oliveto

1092 W Canyonland Court  
San Tan Valley, AZ 85140

DATE/TIME: 12/10/2019 1119

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2019-105133

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Austin James Ralenkotter, An Unmarried Man and Carla Bastidos Verdugo, An Unmarried Woman**

("Grantor") conveys to

**Abraham Oliveto, A Married Man as his Sole and Separate Property**

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: December 3, 2019

Grantor(s):

SELLERS:

Austin James Ralenkott  
Austin James Ralenkott

Carla Bastidos Verdugo  
Carla Bastidos Verdugo

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

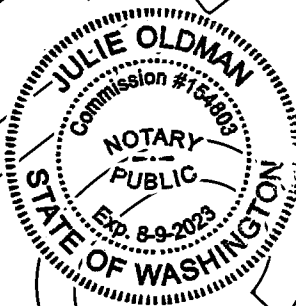
State of Washington ss  
County of: Benton

The foregoing document was acknowledged before me this 4 day of December, 2019,  
by Austin James Ralenkott

(Seal)

My commission expires: 8-9-23

Julie Oldman  
Notary Public



**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of ARIZONA } ss.  
County of MARICOPA

On this the 6th day of December, 2019, before me,  
Day Month Year

Brandy Moody, the undersigned Notary Public,  
Name of Notary Public

personally appeared CARLA BASTIENS VERDUGO,  
Name(s) of Signer(s)



**BRANDY MOODY**  
Notary Public - Arizona  
Maricopa Co. / #519817  
Expires 01/14/2021

- ☐ 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 for the purposes therein stated.

WITNESS my hand and official seal.

Brandy Moody  
Signature of Notary Public

Brandy Moody  
Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED  
Document Date: 12-6-2019 Number of Pages: 2  
Signer(s) Other Than Named Above: Austin James Ralston

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

Lot 93, of "The Parks Parcel D", according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 68.

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 104-98-372  
 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:**

Austin James Ralenkotter  
1092 W Canyonland Court  
San Tan Valley, AZ 85140

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

Abraham Oliveto  
5230 OMEGA WAY  
COLORADO SPRINGS, CO 80917

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

**4. ADDRESS OF PROPERTY:**

1092 W Canyonland Court  
San Tan Valley, AZ 85140

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

Abraham Oliveto  
1092 W Canyonland Court  
San Tan Valley, AZ 85140

(b) Next tax payment due 03/2020

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
 b. ☒ Single Family Residence g. ☐ Agricultural  
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
     ☐ Affixed ☐ Not Affixed  
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: \_\_\_\_\_  
 e. ☐ 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" 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.

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2019-105133  
 RECORD DATE 12/10/2019

**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. SALE PRICE: \$ 290,000.00

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

12. DOWN PAYMENT \$ 29,000

**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
     (1) ☒ Conventional  
     (2) ☐ VA  
     (3) ☐ FHA  
 b. ☐ Barter or trade f. ☐ Other financing; Specify: \_\_\_\_\_  
 c. ☐ Assumption of existing loan(s)  
 d. ☐ 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:

\$ 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):**

Abraham Oliveto  
1092 W Canyonland Court  
San Tan Valley, AZ 85140  
 Phone: \_\_\_\_\_

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

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

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 COA County of Benton

Subscribed and sworn to before me on this 4 day of December 2019

Notary Public: J. Oldman

Notary Expiration Date 8-9-23

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 4 day of Dec 2019

Notary Public: Kasey Nash

Notary Expiration Date 5/28/22

**KASEY NASH**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 05/28/2022

# ALL-PURPOSE ACKNOWLEDGMENT

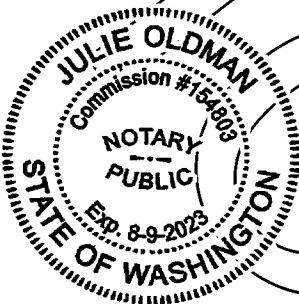
State of Washington

County of Benton

On 12-4-2019 before me, Julie Oldman  
DATE NAME OF NOTARY PUBLIC

personally appeared Austin James Ralenkotter  
NAME(S) OF SIGNER(S)

☐ 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.

Place Notary Seal or Stamp Here

Julie Oldman  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

## DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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

Lot 93, of "The Parks Parcel D", according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 68.

CONFIDENTIAL