



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 02/19/2020 1244

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-015026

Recorded at the request of *Clear Title Agency of Arizona*  
When recorded mail to:

ENRIQUE MUNOZ and ALICIA P. MUNOZ  
100 W. DANA DRIVE  
San Tan Valley, AZ 85143

Escrow No.: 45200085

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we, **EDWARD LYLE JOHANKNECHT, SR, a widower**, the GRANTOR does hereby convey to **ENRIQUE MUNOZ and ALICIA P. MUNOZ, husband and wife**, the GRANTEE, the following real property situated in **PINAL** County, Arizona:

LOT 97, OF PARCEL 7 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F OF MAPS, SLIDE 76.

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: 02/18/2020

**See Signatures and Notary Acknowledgment Page Attached**

Escrow No.: 45200085

Signatures and Notary Acknowledgment Page

Edward Lyle Johanknecht  
EDWARD LYLE JOHANKNECHT, SR

STATE OF ARIZONA }  
County of Maricopa } SS

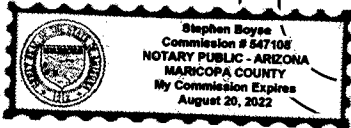
Subscribed and sworn to before me this 18 day of Feb 20 20, by  
EDWARD LYLE JOHANKNECHT, SR

In witness whereof I hereunto set my hand and official seal.

l

Notary Public

My Commission Expires: 8.20.2022



Maricopa

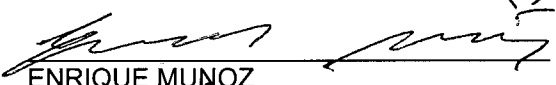
**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

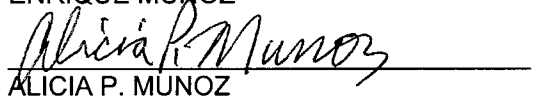
This Acceptance is to be attached to that particular Warranty Deed dated by and between **EDWARD LYLE JOHANKNECHT, SR.**, as Grantors, and **ENRIQUE MUNOZ and ALICIA P. MUNOZ**, as Grantees.

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.

Dated: February 18, 2020

  
ENRIQUE MUNOZ

  
ALICIA P. MUNOZ

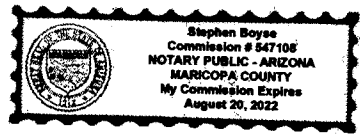
State of ARIZONA )  
County of MARICOPA ) ss.

On Feb 18, 2020, before me, the undersigned Notary Public, personally appeared **ENRIQUE MUNOZ and ALICIA P. MUNOZ**, 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: 8.20.2022

\_\_\_\_\_  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-80-1930 4

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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS

EDWARD LYLE JOHANKNECHT, SR

100 W. DANA DRIVE

San Tan Valley, AZ 85143

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

ENRIQUE MUNOZ and ALICIA P. MUNOZ

41300 N. VINE AVE

San Tan Valley, AZ 85140

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

100 W. DANA DRIVE

San Tan Valley, AZ 85143

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

ENRIQUE MUNOZ and ALICIA P. MUNOZ

100 W. DANA DRIVE

San Tan Valley, AZ 85143

(b) Next tax payment due: October 1, 2020

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.

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2020-015026  
RECORD DATE 02/19/2020

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: \$ 213000 00

11. DATE OF SALE (Numeric Digits): 02 / 2020  
Month / Year

12. DOWN PAYMENT \$ 125,000 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:

\$ 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):

Clear Title Agency of Arizona  
2133 E. Warner Rd. Ste. 106, Tempe, AZ 85284  
(480)278-8440

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 [Signature]

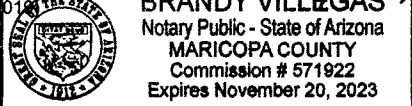
State of AZ, County of Maricopa

Subscribed and sworn to before me on this 19 day of FEB 2020

Notary Public [Signature]

Notary Expiration Date 11/20/2023

DOR FORM 82162 (02/2019)



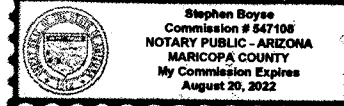
Signature of Buyer / Agent [Signature]

State of ARIZONA, County of Maricopa

Subscribed and sworn to before me on this 18 day of Feb 2020

Notary Public \_\_\_\_\_

Notary Expiration Date 8.20.2022



**EXHIBIT "A"**

LOT 97, OF PARCEL 7-AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F OF MAPS, SLIDE 76.

Homestead