



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 03/23/2020 0858

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2020-027496

RECORDING REQUESTED BY

Magnus Title Agency, LLC

AND WHEN RECORDED MAIL TO:

Geny Mills and Marcelene Mills Jones

36034 W Marin Ave

Maricopa, AZ 85138-2180

ESCROW NO.: **08102957-837-JMC**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

DJ and Sons Properties LLC, An Arizona Limited Liability Company

do/does hereby convey to

Geny Mills, A Married Woman, as Her Sole and Separate Property and Marcelene Mills Jones, An Unmarried Woman

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 March 12, 2020

SELLER:

**DJ and Sons Properties LLC, An Arizona
Limited Liability Company**

[Handwritten Signature]
By **David James, Its Member**

State of **ARIZONA**
County of **Maricopa** } ss:

On 3.18.2020, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared **David James, Member of DJ and Sons Properties, LLC an Arizona Limited Liability Company** 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.

FOR NOTARY SEAL OR STAMP



JESSICA COOK
Notary Public - Arizona
Maricopa Co. / #578073
Expires 03/15/2024

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*

[Large diagonal watermark text: DJ & S]

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.

WARRANTY DEED

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED 3/12/2020, Wherein

DJ and Sons Properties LLC, An Arizona Limited Liability Company

as Grantors, convey to

Geny Mills, A Married Woman, as Her Sole and Separate Property and Marcelene Mills Jones, aka Marceline Mille Jones, An Unmarried Woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

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

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: 3/12/2020

BUYERS:

Geny Mills
Geny Mills

Marcelene Mills Jones
Marcelene Mills Jones

State of Arizona
County of Maricopa

} ss:

On 3-18-2020 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Geny Mills and Marcelene Mills Jones, 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 Jessica Cook

(This area for official notarial seal)



JESSICA COOK
Notary Public - Arizona
Maricopa Co. #573073
Expires 03/15/2024

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.

WORLDWIDE

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:

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

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

Geny Mills and Marcelene Mills Jones
12175 W Chase Ln
Avondale, AZ 85323

(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)

Geny Mills and Marcelene Mills Jones
36034 W Marin Ave
Maricopa, AZ 85138-2180

(b) Next tax payment due October 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 2020-027496
RECORD DATE 03/23/2020

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: \$ 240,000.00

11. DATE OF SALE (Numeric Digits): 03 / 2020
Month / Year

12. DOWN PAYMENT \$ 4347.00

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):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

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 AZ, County of Maricopa

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

Notary Public Jessica Cook

Notary Expiration Date 3.15.2024



JESSICA COOK
Notary Public - Arizona
Maricopa Co. / #578073
Expires 03/15/2024

Signature of Buyer / Agent _____
State of AZ, County of Maricopa

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

Notary Public Jessica Cook

Notary Expiration Date 3.15.24



JESSICA COOK
Notary Public - Arizona
Maricopa Co. / #578073
Expires 03/15/2024

EXHIBIT "A"
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WARRANTY