OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/12/2020 1456
FEE: $30.00
PAGES: 3
FEE NUMBER: 2020-044662

at the request of Pioneer Title Agency, Inc.
When recorded mail to
Yamile Naranjo
23930 N. High Dunes Drive
Florence, AZ 85132

75405046-PAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 200-75-57800

WARRANTY DEED

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

High Dunes, LLC an Arizona Limited Liability Company

do/does hereby convey to

Yamile Naranjo, 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.

The Grantor warrants the title against all persons whomsoever.

DATED: May 11, 2020

Unofficial

High Dunes, LLC, an Arizona Limited Liability Company

Russell Terror, Member

Lisa Terror, Member

State of Arizona }
} ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 11 day of May, 2020, by Russell Terror and Lisa Terror, Members of High Dunes, LLC an Arizona Limited Liability Company.

Cami K Heptig
Notary Public - Arizona
Maricopa County
My Commission Expires
SEPTEMBER 13, 2020

NOTARY PUBLIC
My commission expires: 9-13-2020

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: WARRANTY DEED

Date of Document: May 11, 2020 / Consisting of 3 pages
Parties to Document:
Yamile Naranjo
High Dunes, LLC an Arizona Limited Liability Company

Unofficial

Exhibit A

Lot 576, OASIS AT MAGIC RANCH PHASE V AND VI, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 7.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-75-57800
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? N/A

Please list the additional parcels below (attach list if necessary):
(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
High Dunes, LLC an Arizona Limited Liability Company
15131 W. Ventura Street
Surprise, AZ 85379-8035

3. (a) BUYER'S NAME AND ADDRESS:
Yamile Naranjo
23930 N. High Dunes Drive
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:
23930 N. High Dunes Drive
Florence, AZ 85132

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Yamile Naranjo
23930 N. High Dunes Drive
Florence, AZ 85132

(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 definitions 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 2020-044662
RECORD DATE 05/12/2020

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:** $ 158,250.00

11. DATE OF SALE (Numeric Digits): 04 / 2020
Month / Year

12. DOWN PAYMENT $ 0.00

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 00 AND
briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NONE

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):
Pioneer Title Agency, Inc.
3100 W. Ray Road, Suite 116, Chandler, AZ 85226
Phone: (480) 917-6719

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.

Signed in Counterpart

Signature of Seller / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 11 day of July 2020
Notary Public _____
Notary Expiration Date 9-13-2020

Cami K Heptig
Notary Public - Arizona
Maricopa County
My Commission Expires
SEPTEMBER 13, 2020

Signature of Buyer / Agent
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of _____ 2020
Notary Public _____
Notary Expiration Date _____

Cami K Heptig
Notary Public - Arizona
Maricopa County
My Commission Expires
SEPTEMBER 13, 2020

DOR FORM 82162 (02/2019)

EXHIBIT "A"
Legal Description

Lot 576, OASIS AT MAGIC RANCH PHASE V AND VI, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 7.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

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Check one: Yes ☐ No ☑

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FOR RECORDER'S USE ONLY

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Signed in Counterpart
Signature of Seller / Agent

Signature of Buyer / Agent

State of _____, County of _____

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this ___ day of _____ 2020.

Subscribed and sworn to before me on this 11 day of MAY 2020.

Notary Public _____

Notary Public _____

Notary Expiration Date _____

Notary Expiration Date 6-22-2021

KEENAN HERRING
Notary Public - Arizona
Maricopa County
My Comm. Expires
Jun 22, 2021

DOR FORM 82162 (02/2019)

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Legal Description

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Unofficial