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Melissa Evidente
7350 Pacific View Drive
Los Angeles, CA 90068



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 06/03/2020 1056
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-052220

PREPARED BY:
Amihan Evidente
5460 White Oak Ave. E308
Encino, CA 91316

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Melissa Evidente
5460 White Oak Ave. E308
Encino, CA 91316

MAIL TAX STATEMENTS TO:

Amihan Evidente
5460 White Oak Ave. E308
Encino, CA 91316

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This transfer is exempt from the requirements of Arizona Revised Statutes Section 11-1133 pursuant to Arizona Revised Statutes Section 11-1134.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 9TH day of APRIL, 20 15, between Pilar De Guia, a single person, whose address is 2038 W. Ave N4, Palmdale, California _____ ("Grantor"), and April Evidente, a single person, whose address is 5460 White Oak Ave. E308, Encino, California 91316, and Melissa Evidente, a single person, whose address is 5460 White Oak Ave. E308, Encino, California 91316 ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantees, as Joint Tenants with Right of Survivorship, the property located in Pinal County, Arizona, described as:

Lot 203 GHOST RANCH UNIT II, PHASE I, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 64, SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record. Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 5093847100

IN WITNESS WHEREOF the Grantor has executed this deed on the ___ day of

_____, 20____

Date

Pilar De Guia
Pilar-De Guia, Grantor

State of _____
County of _____

On this the ___ day of SEE ATTACHMENT, 20___ before me personally appeared _____, whom I know personally, and acknowledged that they executed the same.

Notary Public

(seal)

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 9 day of April, 2015,
by _____
Date Month Year

(1) Pilar S. Deguia

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, 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: General Warranty Deed Document Date: 4-9-15

Number of Pages: 2 Signer(s) Other Than Named Above: NA

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 9 day of April, 2015
by _____
Date Month Year

(1) Pilar S. Deguia

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, 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: Affidavit of property Document Date: 4-9-15

Number of Pages: 2 Signer(s) Other Than Named Above: N/A

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

s.s.

Subscribed and sworn to (or affirmed) before me on this 30 day of May,
Month

2020, by Melissa Evidente and
Name of Signer (1)

April Evidente,
Name of Signer (2), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.


Signature of Notary Public



For other required information (Notary Name, Commission No., etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Add. of property value

containing 2 pages, and dated 05/30/2020

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____