



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/08/2020 1314
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-053872

RECORDING REQUESTED BY
Magnus Title Agency, LLC

AND WHEN RECORDED MAIL TO:
James Juliano and Moriah Juliano
38088 W. Montserrat Street

Maricopa, AZ 85138

ESCROW_NO.: 08108405-840-DCR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Alexander L. Ogle and Jamie E. Ogle, Husband and Wife

do/does hereby convey to

James Juliano and Moriah Juliano, Husband and Wife

the following real property situated in Pinal County, Arizona:

Lot 95, RANCHO MIRAGE ESTATES PARCEL 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 115, of Official Records.

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 June 4, 2020

SELLERS:

Alexander L. Ogle
Alexander L. Ogle

Jamie E. Ogle
Jamie E. Ogle

State of ARIZONA
County of Maricopa } ss:

On June 8, 2020, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Alexander L. Ogle and Jamie E. Ogle 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/~~her~~) 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.



DAWNA R. ROOKSTOOL
Notary Public - Arizona
Maricopa Co. / #522316
Expires 02/15/2021

WITNESS my hand and official seal.

Signature *Dawna R Rookstool*

WARRANTY DEED

Acceptance of Community Property with Right of Survivorship

James Juliano and Moriah Juliano, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 6/4/2020 , and executed by Alexander L. Ogle and Jamie E. Ogle, as Grantors, to James Juliano and Moriah Juliano, as Grantees, and which conveys certain premises described as:

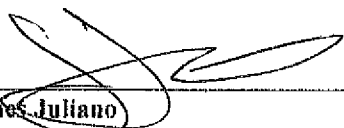
Lot 95, RANCHO MIRAGE ESTATES PARCEL 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 115, of Official Records,

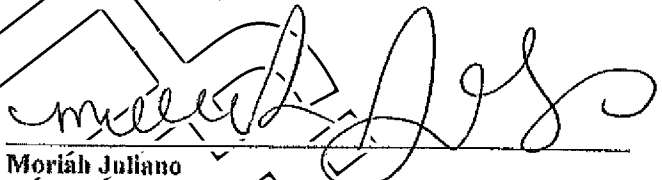
To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: June 4, 2020

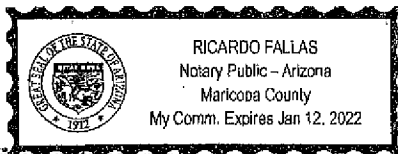
BUYERS:


James Juliano


Moriah Juliano


State of ARIZONA
County of Pinal } ss:

On 6/4/2020 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James Juliano and Moriah Juliano, 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.



(This area for official notarial seal)

WITNESS my hand and official seal.

Signature 

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-55-3390
 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:

Alexander L. Ogle
38088 W. Montserrat Street
Maricopa, AZ 85138

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

James Juliano
2036 Fiesta Glen
Escondido, CA 92027

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

4. ADDRESS OF PROPERTY:

38088 W. Montserrat Street
Maricopa, AZ 85138

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

James Juliano
38088 W. Montserrat Street
Maricopa, AZ 85138

(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.

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.

James E. Ogle
 Signature of Seller / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 8 day of June 2020
 Notary Public Dawna R. Rookstool
 Notary Expiration Date 02/15/21

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-053872
RECORD DATE 06/08/2020

- 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: \$ 325,000.00

11. DATE OF SALE (Numeric Digits): 05 / 2020
 Month / Year

12. DOWN PAYMENT \$ 16,250.00

- 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:
\$ 0 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.

[Signature]
 Signature of Buyer / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 8 day of June 2020
 Notary Public Dawna R. Rookstool
 Notary Expiration Date 02/15/21



DAWNA R. ROOKSTOOL
 Notary Public - Arizona
 Maricopa Co. / #522316
 Expires 02/15/2021



DAWNA R. ROOKSTOOL
 Notary Public - Arizona
 Maricopa Co. / #522316
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EXHIBIT "A"
Legal Description

Lot 95, RANCHO MIRAGE ESTATES PARCEL 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 115, of Official Records.

HomeLife