



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/17/2020 1332
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-057630

RECORDING REQUESTED BY
EZ Title Agency, LLC

AND WHEN RECORDED MAIL TO:
Melissa Ann Richardson and Omar
Alejandro Quinones Jr.
1244 W. Joshua Tree Avenue
San Tan Valley, AZ 85140

ESCROW NO.: 08108873-825-MMB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Lynn Ellen Faust, An Unmarried Woman

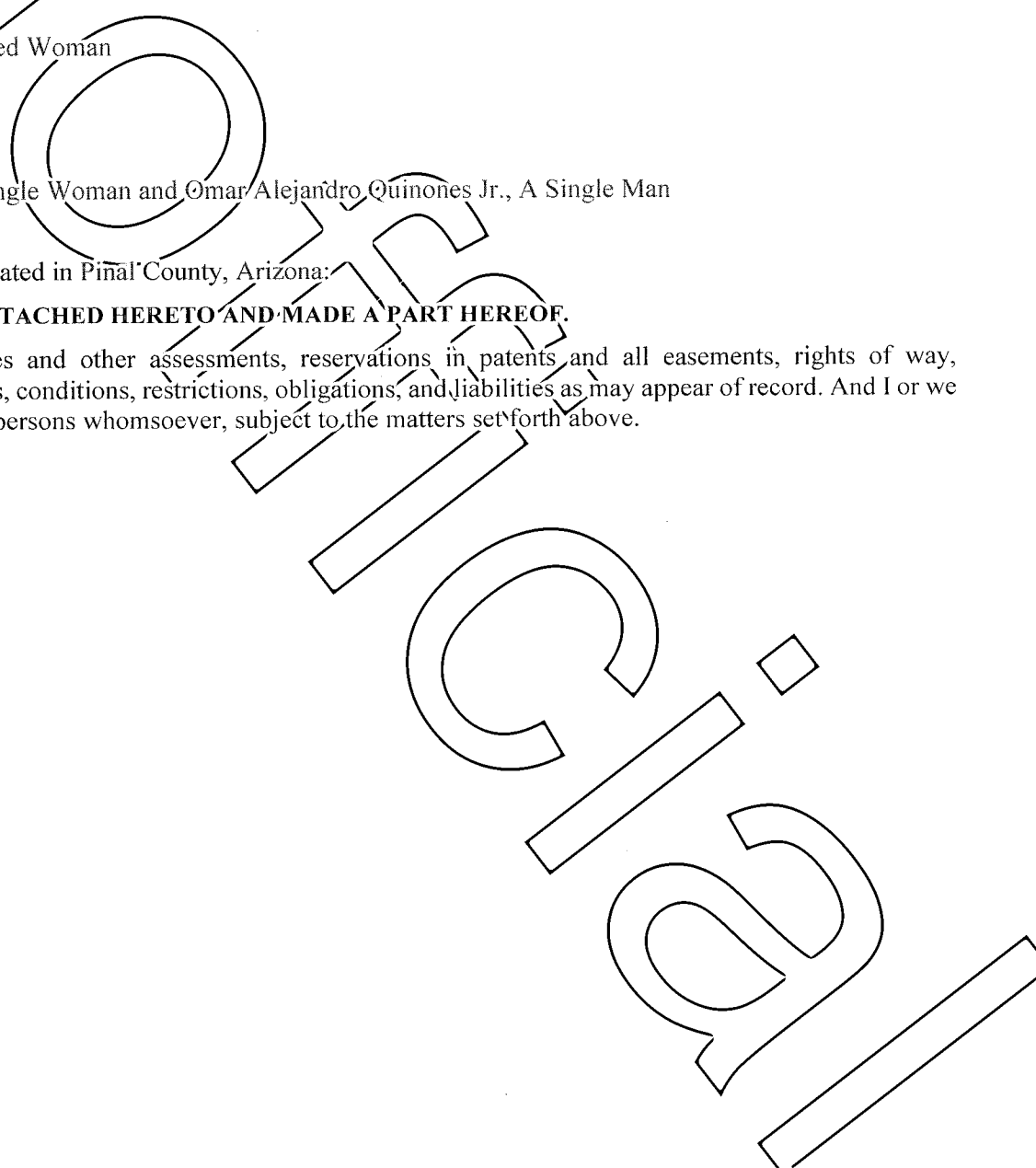
do/does hereby convey to

Melissa Ann Richardson, A Single Woman and Omar Alejandro Quinones Jr., A Single Man

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 June 2, 2020

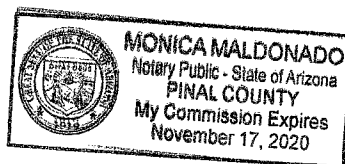
SELLER:

Lynn Ellen Faust
Lynn Ellen Faust

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

On 6/15/2020, before me,
The Undersigned,
a Notary Public in and for said County and State, personally
appeared Lynn Ellen Faust
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



WITNESS my hand and official seal.

Signature *[Signature]*

[Large diagonal watermark text: "PINAL COUNTY ARIZONA"]

EXHIBIT "A"
Legal Description

Lot 1920, of IRONWOOD CROSSING UNIT 4C, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2017-19531.



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

THAT CERTAIN DEED DATED 6/2/2020, Wherein

Lynn Ellen Faust, An Unmarried Woman

as Grantors, convey to

Melissa Ann Richardson, A Single Woman and Omar Alejandro Quinones Jr., A Single Man


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: 6/2/2020

BUYERS:

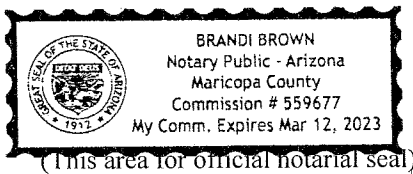

Omar Alejandro Quinones Jr.


Melissa Ann Richardson

State of Arizona
County of Maricopa

} ss:

On June 16, 2020 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Melissa Ann Richardson and Omar Alejandro Quinones Jr., 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.

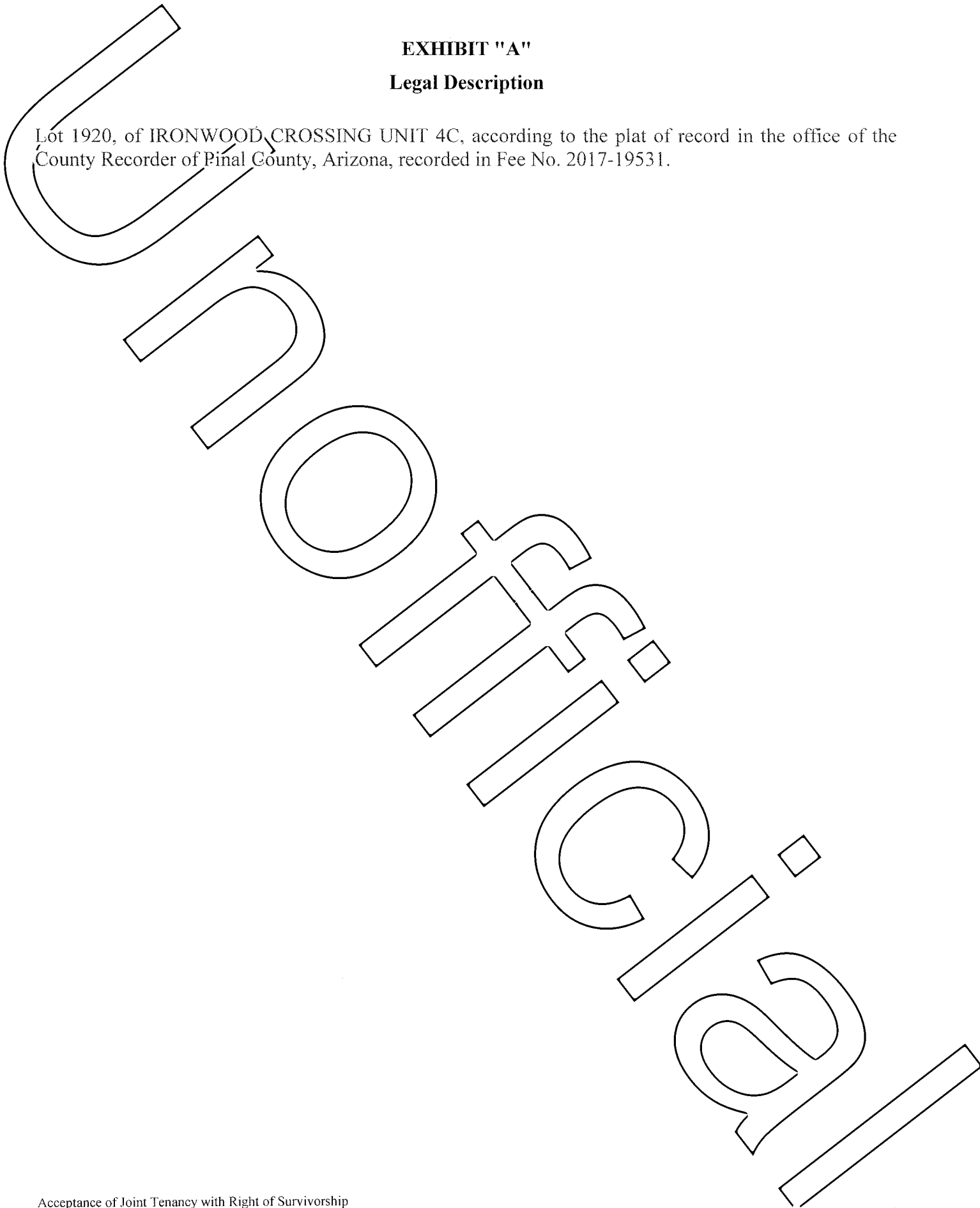


WITNESS my hand and official seal:

Signature 

EXHIBIT "A"
Legal Description

Lot 1920, of IRONWOOD CROSSING UNIT 4C, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2017-19531.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-54-7040
 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:

Lynn Ellen Faust
1244 W. Joshua Tree Avenue
San Tan Valley, AZ 85140

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

Melissa Ann Richardson
15801 S. 48th Street Apt. 3053
Phoenix, AZ 85048

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

4. ADDRESS OF PROPERTY:

1244 W. Joshua Tree Avenue
San Tan Valley, AZ 85140

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

Melissa Ann Richardson
1244 W. Joshua Tree Avenue
San Tan Valley, AZ 85140

(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 2020-057630
 RECORD DATE 06/17/2020

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: \$ 285,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2020
 Month / Year

12. DOWN PAYMENT \$ 5163.00

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: NA

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.

Lynn Ellen Faust
 Signature of Seller Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 15th day of June 2020

Notary Public [Signature]

Notary Expiration Date Nov 17, 2020

[Signature]
 Signature of Buyer Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 17th day of June 2020

Notary Public [Signature]

Notary Expiration Date Nov 17, 2020

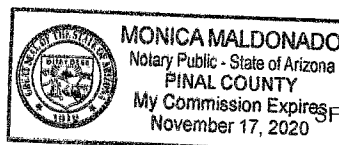
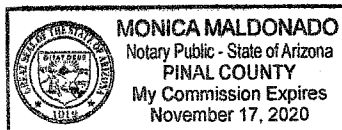


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