



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 07/15/2020 1501

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2020-068202

RECORDING REQUESTED BY:

Security Title Agency, Inc.

Escrow No.: 64200549-064-KD2

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Jacob Shures

Christin Shures

22093 N. Dietz Dr.

Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Romaldo Ayala Gomez and Claudia Veronica Ayala, Husband and Wife as Joint Tenants with Right of Survivorship

("Grantor") conveys to

Jacob Shures and Christin Shures, Husband and Wife

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: July 8, 2020

Grantor(s):

Romaldo AYALA Gomez

Romaldo Ayala Gomez

Claudio V. Ayala

Claudia Veronica Ayala

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona

County of Maricopa

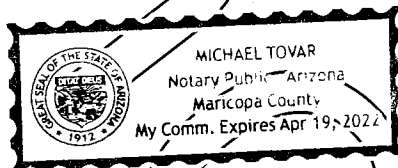
The foregoing document was acknowledged before me this

9th day of

July 2020

by Romaldo Ayala Gomez and Claudia Veronica Ayala

(Seal)



Michael Tovar
Notary Public

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MARICOPA, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 35, of Phase II Parcel 27 at Rancho El Dorado, according to Cabinet D, Slide 168, records of Pinal County, Arizona.

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Jacob Shures and Christin Shures, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated July 8, 2020, and executed by Romaldo Ayala Gomez and Claudia Veronica Ayala, Husband and Wife as Joint Tenants with Right of Survivorship as Grantors, to Jacob Shures and Christin Shures, Husband and Wife as Grantees, and which conveys the real property described as:

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

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: July 8, 2020

GRANTEES:



Jacob Shures



Christin Shures

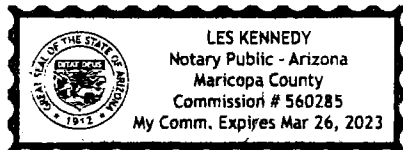
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**


State of Arizona
County of Maricopa

The foregoing document was acknowledged before me this 14th day of July 2020

by Jacob Shures and Christin Shures

(Seal)





Notary Public Les Kennedy

EXHIBIT "A"
Legal Description

Lot 35, of Phase II Parcel 27 at Rancho El Dorado, according to Cabinet D, Slide 168, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-06-244
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:

Romaldo Ayala Gomez
411 N. Kyrene Rd. #171
Chandler, AZ 85226

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

Jacob Shures
20685 N. Ancon Ave.
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

22093 N. Dietz Dr.
Maricopa, AZ 85138

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

Jacob Shures
22093 N. Dietz Dr.
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 f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

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.

Signature of Seller / Agent

State of Arizona, County of Maricopa

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

Notary Public

Notary Expiration Date 5-6-21



ROSA MUNDSCHAU
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
May 6, 2021

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-068202
RECORD DATE 07/15/2020

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☒ Warranty Deed d. ☐ Contract or Agreement
b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other: _____

10. SALE PRICE: \$ 295,000.00

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

12. DOWN PAYMENT \$ 67,000.00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____
d. ☐ Seller Loan (Carryback)

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:

\$ 1 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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of July 2020

Notary Public

Notary Expiration Date 03/26/2023



LES KENNEDY
Notary Public - Arizona
Maricopa County
Commission # 560285
My Comm. Expires Mar 26, 2023

FORM 135 (DSI Rev. 01/24/20)

EXHIBIT "A"
Legal Description

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