



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/30/2020 1459
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-074257

RECORDING REQUESTED BY
Landmark Title Assurance Agency of Arizona LLC
AND WHEN RECORDED MAIL TO:
JUAQUIN REYES JR. AND MELISSA VALDEZ

ESCROW NO.: 06187813 - 031 - RT3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

213

Warranty Deed

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

Rosemary Ann Lopez, an unmarried woman

do/does hereby convey to

Juaquin Reyes Jr. and Melissa Valdez, husband and wife

the following real property situated in Pinal County, ARIZONA:

Lot 770, of LAREDO RANCH UNIT 2, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 33 and Affidavits of Correction recorded as Document No. 2006-077552 and as Document No. 2014-006699.

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: April 8, 2020

Continued on page 2

SELLER:

Rosemary Ann Lopez
Rosemary Ann Lopez

State of ARIZONA
County of Pinal

}ss:

On July 28, 2020 before me,
The Undersigned

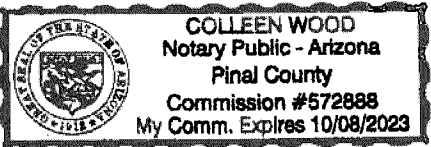
FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Rosemary Ann Lopez 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

Colleen Wood



ESCROW NO.: 06187813 - 031 - RT3

Acceptance of Community Property with Right of Survivorship

Juaquin Reyes Jr. and Melissa Valdez, 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 April 8, 2020, and executed by **Rosemary Ann Lopez**, as Grantors, to **Juaquin Reyes Jr. and Melissa Valdez**, as Grantees, and which conveys certain premises described as:

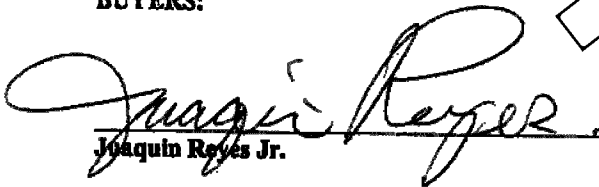
Lot 770, of LAREDO RANCH UNIT 2, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 33 and Affidavits of Correction recorded as Document No. 2006-077552 and as Document No. 2014-006699.

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 April 8, 2020

BUYERS:


Juaquin Reyes Jr.


Melissa Valdez

State of **ARIZONA**
County of **Pinal**

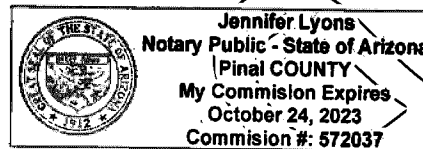
}ss:

On 7/29/2020 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Juaquin Reyes Jr. and Melissa Valdez**, 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 _____

(This area for official notarial seal)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-27-7710
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? -0-

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Rosemary Ann Lopez
38682 N Reynosa Dr
San Tan Valley, AZ 85140

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

Juaquin Reyes Jr., Melissa Valdez
4375 E. Velasco St.
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

38682 N Reynosa Dr
San Tan Valley, AZ 85140

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

Juaquin Reyes Jr., Melissa Valdez
38682 N Reynosa Dr
San Tan Valley, AZ 85140

(b) Next tax payment due 1st 1/2 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: Maricopa
FEE NO: 2020-074257
RECORD DATE: 07/30/2020

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: \$ 310,000.00

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

12. DOWN PAYMENT \$ 5,615.00

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 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):
Landmark Title Assurance Agency, 06187813
7047 E. Greenway Parkway Scottsdale, AZ 85254
Phone: (480) 476-8200

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.

Signature of Seller / Agent: Heather Cipriano
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 30th day of July, 2020
Notary Public: Roberta Tindell
Notary Expiration Date: 5-9-2023

Signature of Buyer / Agent: Heather Cipriano
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 30th day of July, 2020
Notary Public: Roberta Tindell
Notary Expiration Date: 5-9-2023

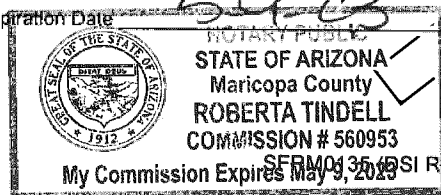
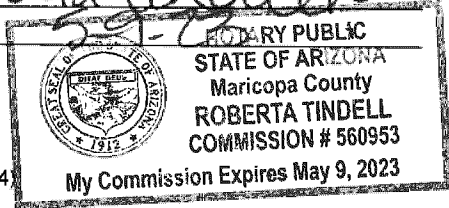


EXHIBIT A

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