



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 63200961-063-MJ4

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

Jose Jesus Carreno
Melvin Carreno
19653 E Via Park
Queen Creek, AZ 85142

DATE/TIME: 08/03/2020 1358
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2020-075610

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Sunwest Pools & Landscape LLC, An Arizona Limited Liability Company

("Grantor") conveys to

Jose Jesus Carreno and Melvin Carreno, 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 14, 2020

Grantor(s):

**Sunwest Pools & Landscape LLC, An Arizona
Limited Liability Company**

Ricardo Larios

Ricardo Larios, Manager

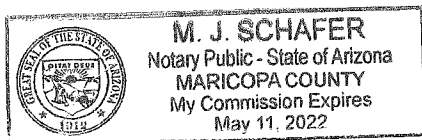
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa

The foregoing document was acknowledged before me this 3 day of August 2020

by Ricardo Larios, Manager of Sunwest Pools & Landscape LLC, an Arizona Limited Liability Company

(Seal)



M. J. Schafar

Notary Public

EXHIBIT "A"
Legal Description

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

Lot 84, of GOLDMINE MOUNTAIN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 27.

WARRANTY DEED

EXHIBIT "A"
Legal Description

Lot 84, of GOLDMINE MOUNTAIN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 27.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-91-0840
 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:

Sunwest Pools & Landscape LLC
2304 W Summit Place
Chandler, AZ 85224

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

Jose Jesus Carreno
19653 E Via Park
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

10072 W Golddust Dr
Queen Creek, AZ 85142

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

Jose Jesus Carreno
19653 E Via Park
Queen Creek, AZ 85142

(b) Next tax payment due 10/01/2020

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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 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 3 day of August 2020

Notary Public mz

Notary Expiration Date May 11, 2022

COUNTY OF ~~PRECORDATION~~ **PRECORDATION** ONLY FINAL
 FEE NO 2020-075610
 RECORD DATE 08/03/2020

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: \$ 99,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2020
 Month / Year

12. DOWN PAYMENT \$ 99,000.00

13. METHOD OF FINANCING:

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

\$ 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:
n/a

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 3 day of August 2020

Notary Public mz

Notary Expiration Date May 11, 2022

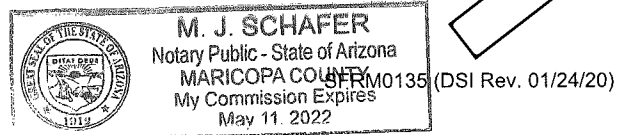
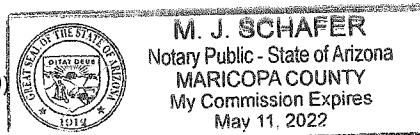


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