



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/28/2020 0855  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2020-085656

RECORDING REQUESTED BY  
AZ Title Agency LLC

AND WHEN RECORDED MAIL TO:  
Iris Meraz  
2326 S. 48th St.

Coolidge, AZ 85128

ESCROW\_NO.: 08112403-846-DLS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

James R. Teague, A Married Man, as His Sole and Separate Property

do/does hereby convey to

Iris Meraz, A Single Woman

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 August 24, 2020

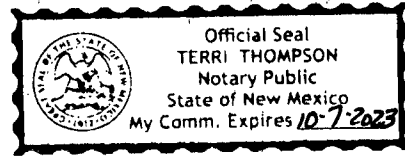
**SELLER:**

*James R. Teague*  
James R. Teague

State of New Mexico  
County of Lea } ss:

On August 25, 2020, before me,  
The Undersigned James Teague,  
a Notary Public in and for said County and State, personally  
appeared James R. Teague  
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 *Terri Thompson*

*WARRANTY DEED*

**EXHIBIT "A"**  
**Legal Description**

Lot 108 MARTIN VALLEY UNIT 2 according to the Plat of record in the office of the County Recorder of Pinal County recorded in Cabinet G, Slide 103

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-57-208  
 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:

James R. Teague  
Po Box 1433  
Lovington, NM 88260

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

Iris Meraz  
2326 S. 48th St.  
Coolidge, AZ 85128

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

4. ADDRESS OF PROPERTY:

2326 S. 48th St.  
Coolidge, AZ 85128

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

Iris Meraz  
2326 S. 48th St.  
Coolidge, AZ 85128

(b) Next tax payment due 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 2020-085656  
 RECORD DATE 08/28/2020

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: \$ 175,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2020  
 Month / Year

12. DOWN PAYMENT \$ 0

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: USDA

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: \_\_\_\_\_

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.**

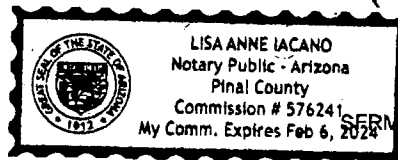
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
 State of AZ, County of MARICOPA  
 Subscribed and sworn to before me on this 27 day of Aug 2020  
 Notary Public [Signature]  
 Notary Expiration Date 2/8/2021

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ, County of PINAL  
 Subscribed and sworn to before me on this 27 day of August 2020  
 Notary Public [Signature]  
 Notary Expiration Date 2-6-2024



**AURELIA BUSTILLOS**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 12/08/2021



**LISA ANNE IACANO**  
 Notary Public - Arizona  
 Pinal County  
 Commission # 576241  
 My Comm. Expires Feb 6, 2024

**EXHIBIT "A"**  
**Legal Description**

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