



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 09/09/2020 1212  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2020-090127

Recording Requested by:

Title Alliance of Phoenix Agency, LLC

When recorded mail to:

Paul Rubens  
Johnnie Rubens  
509 W Dundy St.  
San Tan Valley, AZ 85143

Escrow No: 684-002214

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**SPECIAL WARRANTY DEED**

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For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Alablanca Development, Inc., an Arizona corporation**

do hereby convey to

**Paul Rubens and Johnnie Rubens, husband and wife**

the following described real property situated in Pinal County, Arizona:

**LOT 89, OF WHITEWING AT-SAN-TAN MAGMA, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,  
RECORDED IN CABINET G, SLIDE 192.**

**210-29-1890**

**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.

The Grantor binds itself to warrant the title against all acts of the Grantor and no other.

[Balance of the Page Intentionally Left Blank; Signature Page Follows]

Dated: September 8, 2020

Alablanc Development, Inc., an Arizona corporation

By: T. Wright  
Tyler Wright, Vice-President

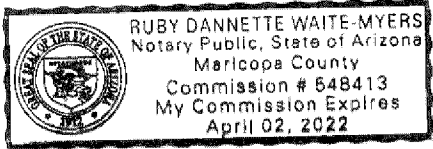
State of ARIZONA  
County of Maricopa

On this 9th day of September, 2020, before me, the undersigned a Notary Public in and for said County and State, personally appeared of **Tyler Wright, Vice-President of Alablanc Development, Inc., an Arizona corporation** 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: Ruby Danette Waite-Myers  
Notary Public

My Commission expires: 4-2-22



ALABLANCA DEVELOPMENT, INC.

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

**Paul Rubens and Johnnie Rubens**, each being duly sworn upon oath 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 **Special Warranty Deed** deed which is dated **September 8, 2020** and executed by **Alablanca Development, Inc., an Arizona corporation** as Grantor and which instrument concerns the following described property:

See Exhibit A attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as **COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such **COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP** and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as **COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP**.

**VOID**

Paul Rubens  
Paul Rubens

Johnnie Rubens  
Johnnie Rubens

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me on 9/9/2020 by **Paul Rubens and Johnnie Rubens**.

Shannon R Franco  
Notary Public

My commission expires: 4/8/2022

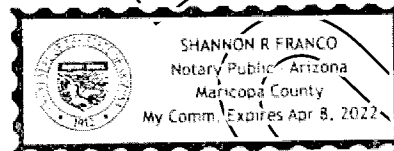


EXHIBIT A

"LOT 89, OF WHITEWING AT SAN TAN MAGMA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 192."

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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-29-1890-

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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Abianca Development, Inc., an Arizona corporation

4915 E. Baseline Suite 105

Gilbert, AZ 85234

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

Paul Rubens and Johnnie Rubens

3510 E Ravenswood Dr.

Gilbert AZ 85298

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

509 W Dundy St.

San Tan Valley, AZ 85143

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

Paul Rubens and Johnnie Rubens

509 W Dundy St.

San Tan Valley, AZ 85143

(b) Next tax payment due March 1

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.  Agriculture
- 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.

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 9<sup>th</sup> day of Sept. 2020

Notary Public Ruby D. Waite-Myers

Notary Expiration Date 4-2-22

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2020-090127  
RECORD DATE 09/09/2020

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: \$446,518.00

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

Month / Year

12. DOWN PAYMENT: \$22,326.00

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:

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):

Title Alliance of Phoenix Agency, LLC  
4858 E. Baseline Road, Suite 104  
Mesa AZ 85206

18. LEGAL DESCRIPTION (attach copy if necessary):

See legal description attached hereto

Signature of Buyer / Agent Paul Rubens Johnnie Rubens

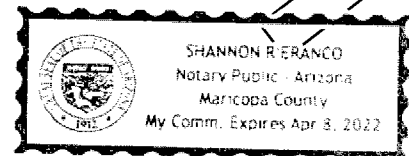
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 9 day of Sept. 2020

Notary Public Shannon R. Eranco

Notary Expiration Date 4/8/2022

File No. 684-002214



"LOT 89, OF WHITEWING AT SAN TAN MAGMA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 192."

Whitewing