



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/05/2020 1239
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-100845

WHEN RECORDED MAIL TO:
Antonio G Gonzales III and Rachel Elizabeth Oliver
991 E Cowboy Cove Trail
San Tan Valley, AZ 85143

Filed for Record at Request of: JetClosing, Inc., a Title and Escrow Company
Escrow Number: AZ20-112475

WARRANTY DEED

Grantor(s): Valerie Joy Carpenter and Brandon Derrick Lucero
Grantee(s): Antonio G Gonzales III and Rachel Elizabeth Oliver
Abbreviated Legal: N/A
Additional Legal on Page:
Assessor's Parcel Number: 210-53-1290

For the consideration of Ten Dollars and other valuable consideration, I or we, Valerie Joy Carpenter and Brandon Derrick Lucero, a married couple, not as tenants in common and not as community property, but as joint tenants with right of survivorship (the GRANTOR), do hereby sell and convey to **Antonio G Gonzales III, an unmarried man, and Rachel Elizabeth Oliver, an unmarried woman** (the GRANTEE), the following described property situated in the County of Pinal, State of Arizona:

Lot 129, of Johnson Ranch Unit 4A, according to Cabinet C, Slide 42, records of Pinal County, Arizona;
Except all coal and other minerals as reserved in Patent from the United States of America.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions and all other matters as may appear of record.

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

9/25/2020

Dated:

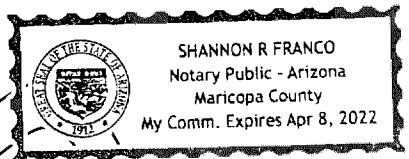
Valerie Joy Carpenter
Valerie Joy Carpenter

State of Arizona
County of Pinal

On 9/25/2020 before me, the undersigned a Notary Public in and for said County and State, personally appeared Valerie Joy Carpenter 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: Shannon R Franco
Notary Public:



My Commission expires: 4/8/2022

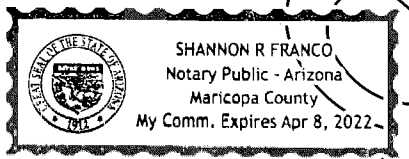
Brandon Derrick Lucero
Brandon Derrick Lucero

State of Arizona
County of Pinal

On 9/25/2020 before me, the undersigned a Notary Public in and for said County and State, personally appeared Brandon Derrick Lucero 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: Shannon R Franco
Notary Public:



My Commission expires: 4/8/2022

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AFFIDAVIT OF PROPERTY VALUE

COUNTY OF RECORDATION: PINAL
 FEE NO: 2020-100845
 RECORD DATE: 10/05/2020
FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-53-1290
 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? N/A
 Please list the additional parcels below (attach list if necessary):
 (1)
 (2)

2. SELLER'S NAME AND ADDRESS:
 Valerie Joy Carpenter and Brandon Derrick Lucero
 991 E Cowboy Cove Trail
 San Tan Valley, AZ 85143

3. (a) BUYER'S NAME AND ADDRESS:
 Antonio G Gonzales III and Rachel Elizabeth Oliver
 1426 W La Jolla Dr
 Tempe, AZ 85282

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

4. ADDRESS OF PROPERTY:
 991 E Cowboy Cove Trail, San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due eve if no bill received)
 Antonio G Gonzales III and Rachel Elizabeth Oliver
 991 E Cowboy Cove Trail
 San Tan Valley, AZ 85143

(b) Next tax payment due: October 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
 d. 2-4 Plex Affixed Not Affixed
 e. Apartment Building 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.

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. SALES PRICE: \$230,000.00

11. DATE OF SALE (Numeric Digits): 10-2020
 Month / Year

12. DOWN PAYMENT \$4,166.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sales 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:
 \$ _____ 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 Sales Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
 JetClosing, Inc.
 3131 E Camelback Road, Suite 105
 Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy of necessary):
 Lot 129, of Johnson Ranch Unit 4A, according to Cabinet C, Slide 42, records of Pinal County, Arizona;
 Except all coal and other minerals as reserved in Patent from the United States of America.

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.

Kendra Spear
 Signature of Seller / Agent
 State of Washington, County of King
 Subscribed and sworn to before me on this 5th day
 of October 2020
 Notary Public Ally Guier
 Notary Expiration Date 6/9/2021

Ally Guier
 Signature of Buyer / Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this 3rd day
 of October 2020
 Notary Public Diane Sabino
 Notary Expiration Date 10-16-2023

