



DATE/TIME: 10/08/2020 1010
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2020-102210

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Barbara Gail Alvarado
20260 N. Big Dipper
Maricopa, AZ 85138

75406137-BAH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 512-33-1470

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Santa Rosa Produce, LLC, An Arizona Limited Liability Company
do/does hereby convey to

Barbara Gail Alvarado, A Married Woman, as her Sole and Separate Property
the following real property situated in Pinal County, Arizona:

Lot 33, MARICOPA MEADOWS PARCEL 4, according to Cabinet #, Slide 44 and Certificate of
Correction recorded at Fee No. 2004-091490, records of Pinal County, Arizona.

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 warrants the title against all persons whomsoever.

DATED: October 1, 2020

Santa Rosa Produce, LLC
by: **The Larry Pearson and Cindi**
Pearson Living Trust, sole member

Santa Rosa Produce, LLC
by: **The Larry Pearson and Cindi Pearson**
Living Trust, sole member



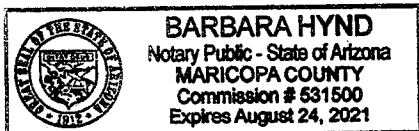
Cindi Pearson, Co-Trustee



Larry Pearson, Co-Trustee

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 5th day of October, 2020, by Cindi
Pearson and Larry Pearson,, as Co-Trustees of the Larry Pearson and Cindi Pearson Living Trust, Member
Santa Rosa Produce, LLC, an Arizona limited liability company





NOTARY PUBLIC

My commission expires:

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-33-1470
 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:

Santa Rosa Produce, LLC
4254 N. Kalston Rd.
Maricopa, AZ 85139

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

Barbara Gail Alvarado
20260 N. Big Dipper
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

18651 N Madison Road
Maricopa, AZ 85139

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

Barbara Gail Alvarado
18651 N. Madison Road
Maricopa, AZ 85139

(b) Next tax payment due April 1, 2021

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 definitions 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 October 2020
 Notary Public _____
 Notary Expiration Date _____



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2020-102210
10/08/2020

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: \$ 220,000.00

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

12. DOWN PAYMENT \$ 44,000.00

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):

Pioneer Title Agency, Inc.
3100 W. Ray Road, Suite 116, Chandler, AZ 85226
 Phone: (480) 917-6719

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A": ATTACHED HERETO AND MADE A PART HEREOF.

Signed in Counterpart

Signature of Buyer / Agent _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

EXHIBIT "A"
Legal Description

Lot 33, MARICOPA MEADOWS PARCEL 4, according to Cabinet #, Slide 44 and Certificate of Correction recorded at Fee No. 2004-091490, records of Pinal County, Arizona.

MARICOPA

AFFIDAVIT OF PROPERTY VALUE

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Check one: Yes No

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(1) _____ (2) _____
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2. SELLER'S NAME AND ADDRESS:

Santa Rosa Produce, LLC
9254 N. Ralston Rd.
Maricopa, AZ 85139

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

Barbara Gail Alvarado
20260 N. Big Dipper
Maricopa, AZ 85138

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

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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.

Signed in Counterpart

Signature of Seller / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
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Pioneer Title Agency, Inc.
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 Phone: (480) 917-6719

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Barbara Gail Alvarado
 Signature of Buyer / Agent
 State of California, County of Glenn
 Subscribed and sworn to before me on this 2 day of Oct / 2020
 Notary Public Carolyn Pendergrass
 Notary Expiration Date 09-30-2021

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

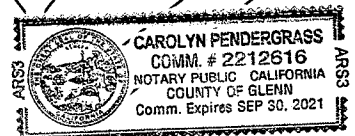


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