



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 10/09/2020 1532  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2020-103054

Recording Requested by:  
First Arizona Title Agency, LLC

When recorded mail to:  
Mario A. Rico and Ana Patricia Gomez De-Rico  
37224 W Cannataro Lane  
Maricopa, AZ 85138

## WARRANTY DEED

Escrow No. 10-2010130 (BW)

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

**Vanessa Caitlin Ward and Thomas Lee Mick Ward, wife and husband**, the GRANTOR does hereby convey to

**Mario A. Rico and Ana Patricia Gomez De-Rico, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 101, OF SORRENTO "PARCEL 4", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 88.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 10-2010130 (BW)  
A.P.N.: 502-54-4670 8

Warranty Deed - continued

DATED: October 07, 2020

  
\_\_\_\_\_  
Vanessa Caitlin Ward

  
\_\_\_\_\_  
Thomas Lee Mick Ward

STATE OF AZ

County of

Pinal

)  
)ss.  
)

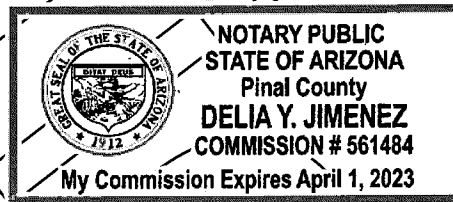
On Oct. 7th, 2020, before me, the undersigned Notary Public, personally appeared **Vanessa Caitlin Ward and Thomas Lee Mick Ward**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

April 1, 2023

  
\_\_\_\_\_  
Notary Public



### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated October 08, 2020 by and between Vanessa Caitlin Ward and Thomas Lee Mick Ward and Mario A. Rico and Ana Patricia Gomez De-Rico.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: October 08, 2020

Mario A. Rico  
Mario A. Rico

Ana Patricia Gomez De-Rico  
Ana Patricia Gomez De-Rico

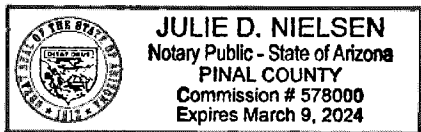
STATE OF AZ )  
County of Pinal ) ss.

On 10/8/2020, before me, the undersigned Notary Public, personally appeared **Mario A. Rico and Ana Patricia Gomez De-Rico**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/09/2024

Julie D. Nielsen  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-54-4670 8  
 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? 3

Please list the additional parcels below (attach list if necessary):

- (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Vanessa Caitlin Ward and Thomas Lee Mick Ward  
37224 W Cannataro Lane  
Maricopa, AZ 85138

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

Mario A. Rico and Ana Patricia Gomez De-Rico  
21898 N Sunset Drive  
Maricopa, AZ 85139

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

37224 W Cannataro Lane  
Maricopa, AZ 85138

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

Mario A. Rico and Ana Patricia Gomez De-Rico  
37224 W Cannataro Lane  
Maricopa, AZ 85138

(b) Next tax payment due 04/2021

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 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 \_\_\_\_\_

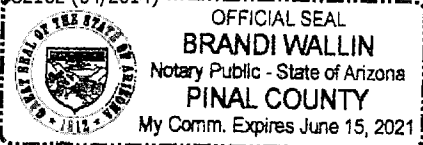
State of Arizona, County of Pinal

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

Notary Public \_\_\_\_\_

Notary Expiration Date 01/15/2021

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-103054  
 RECORD DATE 10/09/2020

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: \$ 260,350.00 **00**

11. DATE OF SALE (Numeric Digits): 1 0 / 2 0 Month/Year

12. DOWN PAYMENT \$ 16,238.60 **00**

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s) 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: \$ 0.00 **00** AND

briefly describe the Personal Property: n/a

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):  
 Buyer and Seller herein

Phone \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
LOT 101 OF SORRENTO "PARCEL 4" (F / 88)

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 8 day of Oct 2020

Notary Public \_\_\_\_\_

Notary Expiration Date 3/09/2024

