



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

**RECORDING REQUESTED BY:**

Security Title Agency, Inc.

Escrow No.: 61201041-061-DSB

**WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:**

Diana Carpenter  
3424 N. Ravine  
Mesa, AZ 85215

DATE/TIME: 10/28/2020 0822

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2020-110018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,

**Janet A Barsotti, a married woman who acquired title as Janet Icengil A single woman and Anthony Barsotti, wife and husband**

("Grantor") conveys to

**Diana Carpenter and Hector Zuluaga and Esmeralda Martinez**, husband and wife  
a married 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.

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

Dated: October 19, 2020

Grantor(s):

\_\_\_\_\_  
Janet A Barsotti

\_\_\_\_\_  
Anthony Barsotti

**NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED**

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing document was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

by Janet A Barsotti and Anthony Barsotti

*Pl. see attached. [Signature]*

(Seal)

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

# ACKNOWLEDGMENT

A notary public or other officer 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.

State of California  
County of Santa Clara

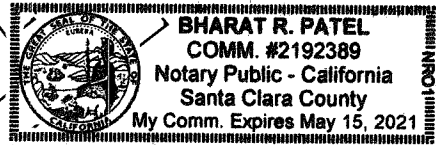
On October 20, 2020 before me, BHARAT R. PATEL, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Janet A. Bassotti and Anthony Bassotti,  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)  
Warranty deed



*Large stylized watermark text: 'WARRANTY DEED' and 'SANTA CLARA COUNTY' is visible in the background.*

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED APACHE JUNCTION, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Unit 1040 of Quail Creek Condominiums, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet B, Slide 81, and re-recorded in Cabinet B, Slide 82;

EXCEPTING THEREFROM all coal, oil, gas and other mineral deposits as reserved in the Patent to said land.

WARRANTY DEED

Escrow No.: 61201041-061-DSB

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"**

Hector Zuluaga and Esmeralda Martinez, Husband and Wife and Diana Carpenter, A Married Woman, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance dated 10/26/2020, and executed by Janet A Barsotti, An Unmarried Woman as Grantors, to Hector Zuluaga and Esmeralda Martinez, Husband and Wife and Diana Carpenter, A Married Woman as Grantees, and which conveys the real property described as:

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

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: October 26, 2020

**GRANTEES:**

Hector Zuluaga

Esmeralda Martinez

Diana Carpenter

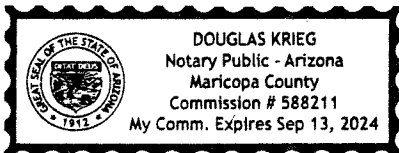
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona  
County of Maricopa

The foregoing document was acknowledged before me this 26 day of October 2020

by Hector Zuluaga and Esmeralda Martinez and Diana Carpenter

(Seal)

  
Notary Public

Escrow No., **61201041-061-DSB**

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~~EXCEPTING-THEREFROM~~ all coal, oil, gas and other mineral deposits as reserved in the Patent to said land.

NOTICE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 100-42-040  
 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:

Janet A Barsotti  
641 Park Court  
Santa Clara, CA 95050

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

Diana Carpenter  
3424 N. Ravine  
Mesa, AZ 85215

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

4. ADDRESS OF PROPERTY:

1440 N Idaho Rd Unit 1040  
Apache Junction, AZ 85119

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

Diana Carpenter  
Property Address

(b) Next tax payment due 04/01/2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 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.

**COUNTY OF MARICOPA** FOR RECORDER'S USE ONLY FINAL  
**FEE NO** 2020-110018  
**RECORD DATE** 10/28/2020

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: \$ 95,000.00

11. DATE OF SALE (Numeric Digits): 09 / 20  
 Month / Year

12. DOWN PAYMENT \$ 23750

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 f.  Other financing; Specify: \_\_\_\_\_  
 c.  Assumption of existing loan(s)  
 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 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):

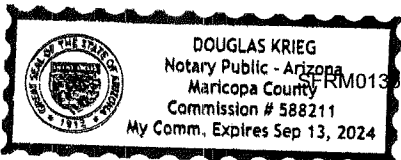
Security Title Agency  
2913 N Power Rd 105  
Mesa AZ 85215

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.

Janet A Barsotti  
 Signature of Seller / Agent  
 State of \_\_\_\_\_, County of PI-see attached  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

D. Loh  
 Signature of Buyer / Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 28 day of October 2020  
 Notary Public Douglas Krieg  
 Notary Expiration Date 9-13-2024/7

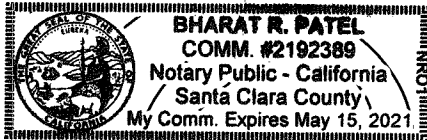


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State of California  
County of SANTA CLARA

Subscribed and sworn to (or affirmed) before me on this 20<sup>th</sup>  
day of October, 2020, by Janet A Bassotti

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

Affidavit of Property Value

FILED  
C  
S

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Quail Creek