



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross**

Electronically Recorded

WHEN RECORDED MAIL TO:

Cardinal Financial Company, Limited Partnership DBA  
Sebonic Financial  
3701 Arco Corporate Drive Suite 200  
Charlotte, NC 28273

DATE/TIME: 11/19/2020 0819

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2020-120021

**CAPTION HEADING:**

**The purpose of this recording is to record in Pinal County.**

**DO NOT REMOVE**

**THIS IS PART OF THE OFFICIAL DOCUMENT**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER

ADRIAN FONTES

20190923609 11/15/2019 02:25

ELECTRONIC RECORDING

RECORDING REQUESTED BY:  
Security Title Agency, Inc.

Escrow No.: 77190705-077-EP2

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Edward Pereira Avila Jr.  
Chantel Christine Avila  
17415 N. Costa Brava Ave  
Maricopa, AZ 85139

77190705-4-3-1--  
Yorkm

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Debra L. Stevens and Mark B. Clark, Wife and Husband

("Grantor") conveys to Chantel Avila, also known as  
Chantel Christine Avila and Edward Pereira Avila Jr., Wife and Husband

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: November 6, 2019

Grantor(s):

Debra L. Stevens  
Debra L. Stevens

Mark B. Clark  
Mark B. Clark

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

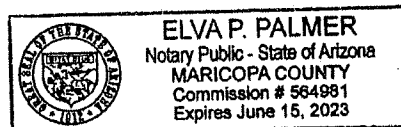
State of ARIZONA  
County of MARICOPA

The foregoing document was acknowledged before me this

15 day of NOV. 2019

by Debra L. Stevens and Mark B. Clark

(Seal)



[Signature]  
Notary Public

EXHIBIT "A"

**Legal Description**

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

Lot 491, of Alterra South, according to Cabinet E, Slide 89, records of Pinal County, Arizona and Affidavit of Correction recorded January 19, 2005 in Recording No. 2005-005810.

Maricopa

**Acceptance of Community Property  
with Right of survivorship  
"Deed"**

Chantel Christine Avila and Edward Pereira Avila Jr., Wife and Husband, 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 November 6, 2019, and executed by Debra L. Stevens and Mark B. Clark, Wife and Husband as Grantors, to Chantel Christine Avila and Edward Pereira Avila Jr., Wife and Husband as Grantees, and which conveys the real property described as:

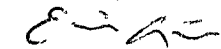
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property 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 community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: November 6, 2019

**GRANTEES:**



Edward Pereira Avila Jr.



Chantel Christine Avila

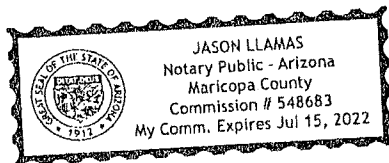
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP DEED**

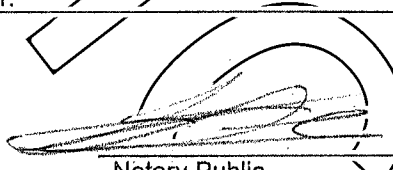
State of Arizona  
County of Maricopa

The foregoing document was acknowledged before me this 15 day of November 2019

by Chantel Christine Avila and Edward Pereira Avila Jr.

(Seal)



  
Notary Public

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

Lot 491, of Alterra South, according to Cabinet E, Slide 89, records of Pinal County, Arizona and Affidavit of Correction recorded January 19, 2005 in Recording No. 2005-005810.

<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=244794> [20190923609] 5 Pages

20190923609  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES



The foregoing instrument is an  
**electronically prepared**  
full, true and correct copy  
of the original record in this  
office.

Attest: 11/18/2020 12:14:46 PM

By Adrian Fontes Recorder

To Verify this purchase visit

<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=244794>

WHEN RECORDED MAIL TO:

Cardinal Financial Company, Limited Partnership  
Sebonic Financial  
3701 Arco Corporate Drive Suite 200  
Charlotte, NC 28273

COUNTY OF RECORDATION  
RECORD DATE

PINAL  
2020-120021  
11/19/2020

**CAPTION HEADING:**

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MARICOPA COUNTY RECORDER

ADRIAN FONTES

FOI20190923609 11/15/2019 02:25

ELECTRONIC RECORDING

SALES AFFIDAVIT

77190705-2-3-2-Y-

Yorkm

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-37-491  
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:

Debra L. Stevens and Mark B. Clark

41904 W. SASSSEX DR

Maricopa, AZ 85138

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

Chantel Christine Avila and Edward Pereira Avila Jr.

45789 W. Rainbow Dr.

Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

17415 N. Costa Brava Ave

Maricopa, AZ 85139

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

Chantel Christine Avila and Edward Pereira Avila Jr.

17415 N. Costa Brava Ave

Maricopa, AZ 85139

(b) Next tax payment due March 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  
i. ☐ Other Use; Specify: \_\_\_\_\_  
d. ☐ 2-4 Plex  
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.

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: \$ 228,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2019  
Month / Year

12. DOWN PAYMENT \$ 4,130.00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
d. ☐ Seller Loan (Carryback) (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: \_\_\_\_\_

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):  
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.

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 6 day of November 2019

Notary Public

Notary Expiration Date

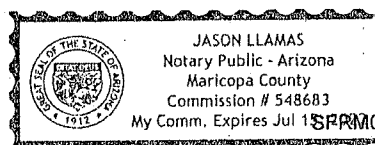
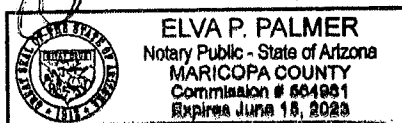
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 15 day of November 2019

Notary Public

Notary Expiration Date 7/15/22



DOR FORM 82162 (04/2014)



20190923609

Escrow No. 77190705-077-EP2  
Affidavit of Property Value...Continued  
Page 1 of 2

**EXHIBIT "A"**  
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<http://recorder.maricopa.gov/recdocdata/verify/cert.aspx?id=244795> [20190923609] 3 Pages

Legal Description  
DOR FORM 82162 (04/2014)

SFRM0135 (DSI Rev. 05/14/2014)

Unofficial

20190923609

I hereby certify that this is an  
**electronically prepared**  
copy of a filed affidavit at the  
Maricopa County Recorder's Office



ADRIAN FONTES, County Recorder  
In and for the county of  
Maricopa, state of Arizona  
11/18/2020 12:17:09 PM

By Adrian Fontes Recorder

To Verify this purchase visit  
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=244795>