



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/23/2020 1523

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-121941

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Salvador Pérez and Mireya Alejandra Perez
1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

WARRANTY DEED

Escrow No. 264-6088983 (JMCS)

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

Earl Sutton, an unmarried man, the GRANTOR does hereby convey to

Salvador Perez and Mireya Alejandra Perez, 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 104, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 37 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2004-028815, OF OFFICIAL RECORDS.

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.: 264-6088983 (JMCS)
A.P.N.: 509-94-4780 6

Warranty Deed - continued

DATED: October 16, 2020

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.


Earl Sutton


STATE OF Arizona)
County of Pinal) ss.

On November 16, 2020, before me, the undersigned Notary Public, personally appeared **Earl Sutton**, 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.

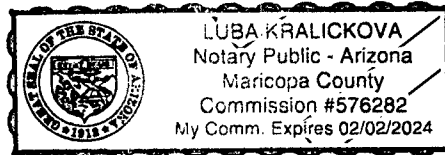
WITNESS my hand and official seal.

My Commission Expires:

02/02/2024



Notary Public



Large stylized watermark text, possibly 'C.R.S.', is visible in the bottom right corner of the page.

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated October 16, 2020 by and between Earl Sutton and Salvador Perez and Mireya Alejandra Perez.

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 16, 2020

[Signature]
Salvador Perez

[Signature]
Mireya Alejandra Perez

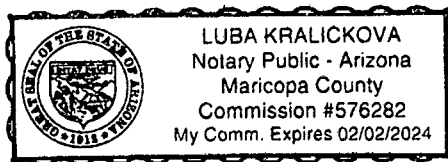
STATE OF AZ)
County of Maricopa) ss.

On November 23, 2020, before me, the undersigned Notary Public, personally appeared **Salvador Perez and Mireya Alejandra Perez**, 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: **FEB 02 2024**

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-4780 6 - 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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Earl Sutton
18965 Appaloosa Ln.
Frenchtown, MT 59834

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

Salvador Perez and Mireya Alejandra Perez
1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:

1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

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

Salvador Perez and Mireya Alejandra Perez
1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

(b) Next tax payment due 04/2021

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. Agriculture
- 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 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 16th day of November 2020

Notary Public _____

Notary Expiration Date 02/02/2024

DOR FORM 82162 (04/2014)



LUBA KRALICKOVA
Notary Public - Arizona
Maricopa County
Commission #576282
My Comm. Expires 02/02/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-121941
RECORD DATE 11/23/2020

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: \$290,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 1 / 20 Month/Year

12. DOWN PAYMENT \$14,455 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: \$ 0.00 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):

Salvador Perez and Mireya Alejandra Perez
1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 104 OF SKYLINE RANCH PHASE ONE (E / .37)

Signed in counterpart

Signature of Buyer / Agent _____

State of Arizona, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

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18965 Appaloosa Ln.
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1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

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Salvador Perez and Mireya Alejandra Perez
1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

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 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify:
 e. Apartment Building

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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 Earl Sutton

State of Arizona, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
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 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 290,000.00 00

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

12. DOWN PAYMENT \$ 14,455. 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
 (3) FHA
 f. Other financing; Specify:

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Salvador Perez and Mireya Alejandra Perez
1813 West Desert Mountain Drive
San Tan Valley, AZ 85142

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 104 OF SKYLINE RANCH PHASE ONE (E / 37)

Signature of Buyer / Agent Salvador Perez

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23rd day of November 2020

Notary Public Luba Kralickova

Notary Expiration Date FEB 02 2024

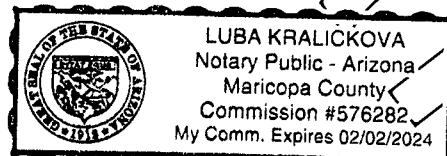


EXHIBIT 'A'

File No.: **264-6088983 (JMCS)**

Property: **1813 West Desert Mountain Drive, Queen Creek, AZ 85142**

LOT 104, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 37 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2004-028815, OF OFFICIAL RECORDS.

A.P.N. 509-94-4780 6

Official's