

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/25/2020 1605
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-123315

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 76201933-076-LSA

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Juan D Hernandez
1650 S Arizona Ave
304
Chandler, AZ-85286

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

WJH Sales of AZ LLC, an Arizona limited liability company

conveys to

Luque
Juan D Hernandez and Zayra S Marq̄ez, Husband and Wife

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.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: November 14, 2020

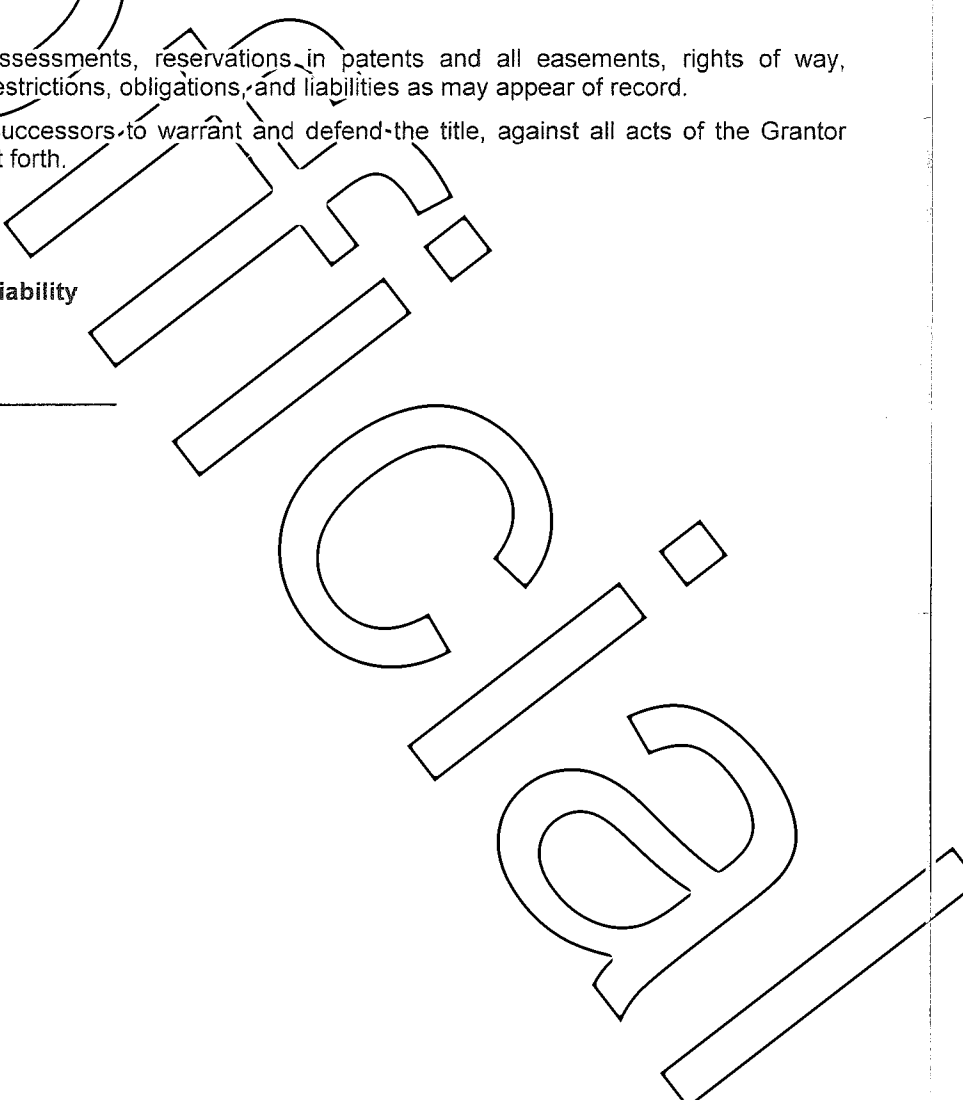
Grantor(s):

WJH Sales of AZ LLC, an Arizona limited liability company

By: 

Name: Katie Madigan

Title: Closing Supervisor



NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED

State of Georgia

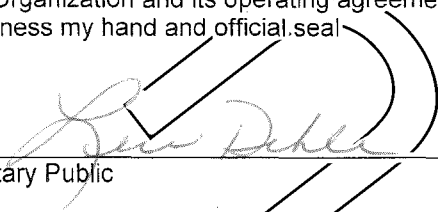
County of Forsyth

On 11-17-2020, before me, a Notary Public in and for said State, personally appeared

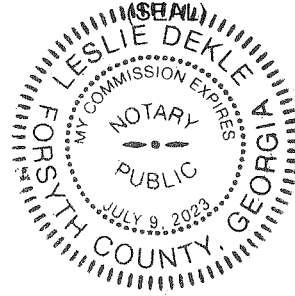
Katie Madigan

the authorized signer of WJH Sales of AZ LLC, an Arizona limited liability company
a limited-company/partnership, who executed the within instrument on behalf of the company/partnership therein
named, and acknowledged to me that such company/partnership executed the within instrument pursuant to its Articles
of Organization and its operating agreement.

Witness my hand and official seal



Notary Public



OFFICIAL

EXHIBIT "A"
Legal Description

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

Lot 225, PICACHO CROSSING, according to Cabinet G, Slide 172, records of Pinal County, Arizona.

PICACHO CROSSING

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

Juan D Hernandez and Zayra S Marquez, Husband and Wife, 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 2020, and executed by WJH Sales of AZ LLC, an Arizona limited liability company as Grantors, to Juan D Hernandez and Zayra S Marquez, Husband and Wife as Grantees, and which conveys the real property described as:

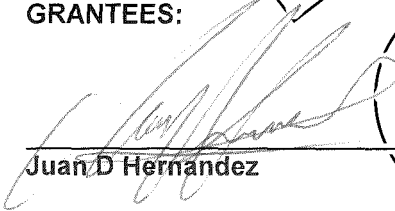
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

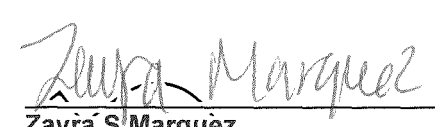
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: November 22, 2020

GRANTEES:



Juan D Hernandez



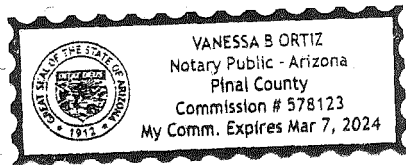
Zayra S Marquez

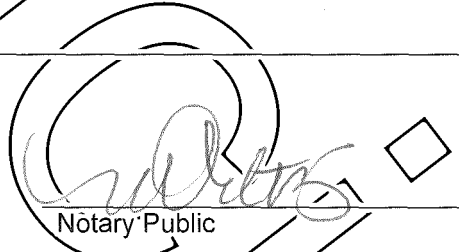
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 23 day of November 2020
by Juan D Hernandez and Zayra S Marquez

(Seal)





Notary Public

EXHIBIT "A"
Legal Description

Lot 225, PICACHO CROSSING, according to Cabinet G, Slide 172, records of Pinal County, Arizona.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-24-1750
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:

WJH Sales of AZ LLC, an Arizona limited liability company
3091 Governors Lake Drive
Norcross, GA 30071

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

Juan D Hernandez
1650 S Arizona Ave, 304
Chandler, AZ 85286

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

4. ADDRESS OF PROPERTY:

163 E Taylor Ave
Coolidge, AZ 85128

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

Juan D Hernandez
163 E Taylor Ave
Coolidge, AZ 85128

(b) Next tax payment due 10/1/21

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:

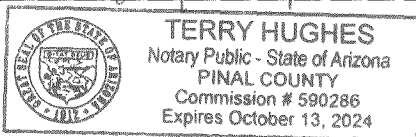
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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.

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: [Signature]
State of AZ, County of Pinal
Subscribed and sworn to before me on this 27 day of Nov 2020
Notary Public: [Signature]
Notary Expiration Date: 10/13/2024



FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2020-123315
RECORD DATE 11/25/2020

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: \$ 170,000.00

11. DATE OF SALE (Numeric Digits): 8 / 2020
Month / Year

12. DOWN PAYMENT \$ 3080.00

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: _____
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:
\$ 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: n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Same as no. 3 above

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent: [Signature]
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 23 day of November 2020
Notary Public: [Signature]
Notary Expiration Date: 3/7/2024

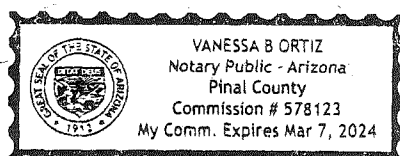


EXHIBIT "A"
Legal Description

Lot 225, PICACHO CROSSING, according to Cabinet G, Slide 172, records of Pinal County, Arizona.

ARIZONA
SFRM0135