



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/15/2021 1541

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-005751

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Melvin A. Garcia, Sr. and Delia Garcia
18349 W Arcadia Drive
Surprise, AZ 85374

WARRANTY DEED

Escrow No. 10-2012390 (BW)

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

Quarter Homes, LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Melvin A. Garcia, Sr. and Delia Garcia, 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 49, OF MARICOPA MEADOWS PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 82 AND CERTIFICATE OF CORRECTION RECORDED AS 2004-091492 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.: 10-2012390 (BW)
A.P.N.: 512-34-6010 6

Warranty Deed - continued

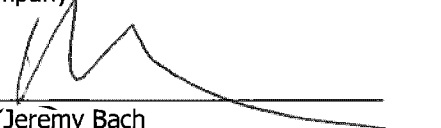
DATED: December 31, 2020

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Quarter Homes, LLC, a Delaware limited liability company

By: Quarter Equity, LLC, a Delaware limited liability company

By: Sunland Real Estate LLC, an Arizona limited liability company

By: 
Name: Jeremy Bach
Title: Member

STATE OF Arizona)
County of Yavapai) ss.

On 1/2/2021, before me, the undersigned Notary Public, personally appeared Jeremy Bach, 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: 12-10-2024

Cindy Mitchell
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated December 31, 2020 by and between Quarter Homes, LLC and Melvin A. Garcia, Sr. and Delia Garcia.

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: December 31, 2020

Melvin A. Garcia, Sr.

Delia Garcia

STATE OF AZ

)
)ss.

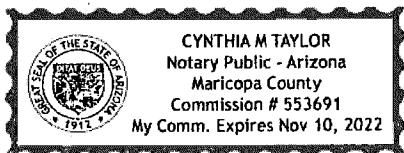
County of Maricopa

On January 11, 2021, before me, the undersigned Notary Public, personally appeared **Melvin A. Garcia, Sr. and Delia Garcia**, 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: Nov 10, 2022

Cynthia M Taylor
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-34-6010 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:

Quarter Homes LLC
7730 E Greenway Rd #203
Scottsdale, AZ 85260

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

Melvin A. Garcia, Sr. and Delia Garcia
18349 W Arcadia Drive 85374
Surprise, AZ

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

45794 W Morning View Lane
Maricopa, AZ 85139

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

Melvin A. Garcia, Sr. and Delia Garcia
18349 W Arcadia Drive
Surprise, AZ 85374

(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.

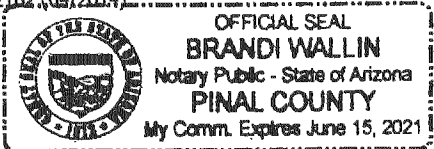
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 11 day of January 2021
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-005751
 RECORD DATE 01/15/2021

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: \$ 255,000.00 00

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

12. DOWN PAYMENT \$ 1,000 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: N/A

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):

LOT 49 OF MARICOPA MEADOWS PARCEL 6 (E / 82)

Signature of Buyer / Agent _____
 State of Arizona County of Pinal
 Subscribed and sworn to before me on this 11 day of Jan 2021
 Notary Public _____
 Notary Expiration Date _____

