



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/04/2021 1236
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-026599

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Maximiliano Meda
3844 E. Triple Crown Drive
San Tan Valley, AZ 85140

77104262-CTG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 210-03-223 210-03-224 210-03-232 210-03-233 and 235

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Vincent I Abramo and Concetta Abramo, Husband and Wife, do/does hereby convey to
Maximiliano Meda, a single man
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.

The Grantor warrants the title against all persons whomsoever.

DATED: March 3, 2021

Vincent I Abramo

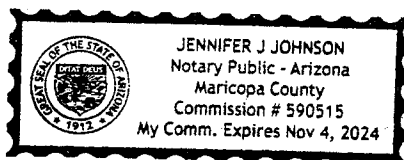
Vincent I Abramo

Concetta Abramo

Concetta Abramo

State of [Arizona] }
 Maricopa } SS.
County of [~~Pinal~~] }

The foregoing instrument was acknowledged before me this [3] day of [March] 20[21],
by [Vincent I Abramo and Concetta Abramo].



Jennifer J. Johnson
NOTARY PUBLIC

My commission expires: *November 4, 2024*

Exhibit A

Lot 223, 224, 232, 233 and 235, of VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-03-223
 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) 210-03-232 (2) 210-03-224
 (3) 210-03-233 and 235 (4) _____

2. SELLER'S NAME AND ADDRESS:

Vincent I Abramo
536 E. Dunlap Avenue, #1
Phoenix, AZ 85020

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

Maximiliano Meda
3844 E. Triple Crown Drive
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

5768, 5786, 5831, 5807 & 5743 E Vista Grande
San Tan Valley, AZ 85140

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

Maximiliano Meda
3844 E. Triple Crown Drive
San Tan Valley, AZ 85140

(b) Next tax payment due 10/1/2021

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 definitions 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.

FOR RECORDER'S USE ONLY
COUNTY OF MARICOPA
FEE NO 2021-026599
RECORD DATE 03/04/2021

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: \$ 245,000.00

11. DATE OF SALE (Numeric Digits): 3 / 2021
 Month / Year

12. DOWN PAYMENT \$ 245,000.00

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
 c. Assumption of existing loan(s) 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: _____

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):

Pioneer Title Agency, Inc.
225 E Germann Road, Ste 220, Gilbert, AZ 85297
 Phone: (480) 857-2100

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]
 Signature of Seller / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 4th day of March, 2021
 Notary Public [Signature]
 Notary Expiration Date 1-24-22

[Signature]
 Signature of Buyer / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 4th day of March, 2021
 Notary Public [Signature]
 Notary Expiration Date 1-24-22



EXHIBIT "A"
Legal Description

Lot 223, 224, 232, 233 and 235, of VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

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