



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/12/2021 1508
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-030560

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Dagoberto A. Salas and Imara Salas

ESCROW NO.: 600-195813-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Elizabeth Sanchez, an unmarried woman, who acquired as a married woman as her sole and separate property

do/does hereby convey to

Dagoberto A. Salas and Imara Salas, husband and wife

the following real property situated in Pinal County, State of Arizona:

Lot 102, REPLAT OF CARTER RANCH, according to Cabinet E, Slide 60, records of Pinal County, Arizona.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 2, 2021

Grantors:


Elizabeth Sanchez

Escrow No.: 600-195813-TS

State of Arizona)ss:

County of Pinal

FOR NOTARY SEAL OR STAMP

On this 11 day of March, 2021, before me,

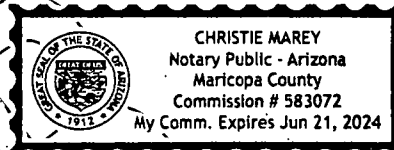
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Elizabeth Sanchez

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 the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: Christie Marey

My Commission Expires: June 21, 2024



ESCROW NO.: 600-195813-TS

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Dagoberto A. Salas and Imara Salas, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT-I-am one of the Grantees named in that certain Deed attached hereto and which is dated March 2, 2021, and executed by **Elizabeth Sanchez, an unmarried woman, who acquired as a married woman as her sole and separate property** as Grantors, to **Dagoberto A. Salas and Imara Salas, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 102, REPLAT OF CARTER RANCH, according to Cabinet E, Slide 60, records of Pinal County, Arizona.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: March 2, 2021

Grantee(s):

Dagoberto A. Salas

Imara Salas

State of Arizona)ss:

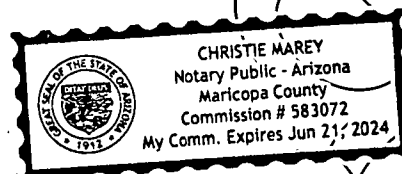
County of Pinal

On this 12th day of March, 2021, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
Dagoberto A. Salas and Imara Salas
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 the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: Christie Marey

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FOR NOTARY SEAL OR STAMP



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-38-3020

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? 0

Please list the additional parcels below (attach list if necessary):

(1) (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS

Elizabeth Sanchez

1231 W. Wilson Ave

Coolidge, AZ 85128

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

Dagoberto A. Salas and Imara Salas

38169 Bella Rosa Dr.

Murrieta, CA 92563

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1231 W. Wilson Ave

Coolidge, AZ 85128

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

Dagoberto A. Salas and Imara Salas

Same as #3

(b) Next tax payment due 1st half 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
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.

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

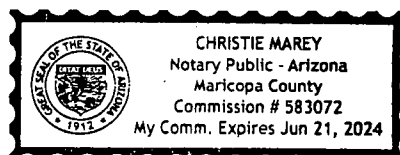
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 11 day of March 2021

Notary Public Christie Marey

Notary Expiration Date June 24, 2024

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2021-030560
03/12/2021

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: \$ 224000 00

11. DATE OF SALE (Numeric Digits): 02 / 2021
Month / Year

12. DOWN PAYMENT \$ 59,750 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):

Title Security Agency, LLC

421 E. Cottonwood Lane

Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public

Notary Expiration Date

AFFIDAVIT OF PROPERTY VALUE

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1231 W. Wilson Ave

Coolidge, AZ 85128

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Dagoberto A. Salas and Imara Salas

38169 Bella Rosa Dr.

Murrieta, CA 92563

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1231 W. Wilson Ave

Coolidge, AZ 85128

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

Dagoberto A. Salas and Imara Salas

38169 Bella Rosa Dr.

Murrieta, CA 92563

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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

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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 _____, County of _____

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

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

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:

\$ 224000 00

11. DATE OF SALE (Numeric Digits):

02 / 2021
Month / Year

12. DOWN PAYMENT

\$ 59750 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
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Title Security Agency, LLC

421 E. Cottonwood Lane

Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of Arizona

County of Pinal

Subscribed and sworn to before me on this 12 day of March 2021

Notary Public

Notary Expiration Date



CHRISTIE MAREY
Notary Public - Arizona
Maricopa County
Commission # 583072
My Comm. Expires Jun 21, 2024

EXHIBIT "A"

Lot 102, REPLAT OF CARTER RANCH, according to Cabinet E, Slide 60, records of Pinal County, Arizona.

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