



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/26/2021 1424

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-037555

Recording Requested by:
First American Title Insurance Company

When recorded mail-to:
Gadian Morillo and Ashley Morillo
134 West Taylor Avenue
Coolidge, AZ 85128

SPECIAL WARRANTY DEED

Escrow No. 435-6120901 (CM)

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

WJH Sales of AZ LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Gadian Morillo and Ashley Morillo, 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 61, OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 172.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: March 06, 2021

See Acceptance Attached hereto
and by reference made a part hereof

WJH Sales of AZ LLC, an Arizona Limited Liability Company

By: _____

Name: Katie Madigan

Title: Closing Supervisor

STATE OF GEORGIA

ss. _____

County of GWINNETT

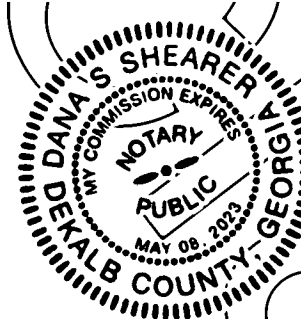
On March 26th, 2021, before me, the undersigned Notary Public, personally appeared **Katie Madigan, as Closing Supervisor of WJH Sales of AZ LLC, an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Dana S Shearer

Notary Public

My Commission Expires: 5/8/2023



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated March 06, 2021 by and between WJH Sales of AZ LLC and Gadian Morillo and Ashley Morillo.

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: March 06, 2021

Gadian Morillo
Gadian Morillo

Ashley Morillo
Ashley Morillo

STATE OF AZ)
County of Maricopa)ss.

On MARCH 26, 2021, before me, the undersigned Notary Public, personally appeared **Gadian Morillo and Ashley Morillo**, 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:
8/7/2024

Kenneth R Adams
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-24-0110 2
 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:

WJH Sales of AZ LLC
3091 Governors Lake Dr STE.300
Atlanta, GA 30071

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

Gadian Morillo and Ashley Morillo
134 West Taylor Avenue
Coolidge, AZ 85128

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

134 West Taylor Avenue
Coolidge, AZ 85128

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

Gadian Morillo and Ashley Morillo
134 West Taylor Avenue
Coolidge, AZ 85128

(b) Next tax payment due 10/01/2021

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 [Signature]

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 24 day of March, 2021

Notary Public [Signature]

Notary Expiration Date 3-31-2021

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 DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-037555
 RECORD DATE 03/26/2021

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: \$ 202,990.00 00

11. DATE OF SALE (Numeric Digits): 03/21
 Month/Year

12. DOWN PAYMENT \$ 3678.00 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: None

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):

Gadian Morillo and Ashley Morillo
134 West Taylor Avenue
Coolidge, AZ 85128.

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 61, of PICACHO CROSSING (G / 172)

Signature of Buyer / Agent [Signature]

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 26 day of March, 2021

Notary Public [Signature]

Notary Expiration Date 8/7/2024

