

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/21/2021 1612  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2021-049601

RECORDING REQUESTED BY:  
Security Title Agency, Inc.

Escrow No.: 76210483-076-TH

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Yvonne Alina Hatch  
1455 E 12th St  
Casa Grande, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Tory Jay Annala, a married man as his sole and separate property who acquired Title as, a single man**  
("Grantor") conveys to

**Yvonne Alina Hatch, an unmarried woman and Adelina A Candelaria, an unmarried woman**

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 13, 2021

Grantor(s):

Tory Jay Annala  
Tory Jay Annala

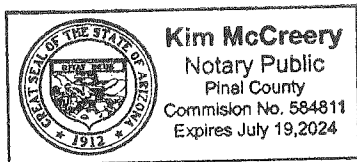
### NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of Pinal

The foregoing document was acknowledged before me this 15 day of April 2021

by Tory Jay Annala

(Seal)



Kim McCreery  
Notary Public

**EXHIBIT "A"**  
**Legal Description**

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

Lot 308, acacia landing, according to Cabinet C, Slide 132, records of Pinal County, Arizona.

WARRANTY DEED

Escrow No.: 76210483-076-TH

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"**

Yvonne Alina Hatch, an unmarried woman and Adelina A Candelaria, an unmarried woman, 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 April 13, 2021, and executed by **Tory Jay Annala, a married man as his sole and separate property who acquired Title as, a single man as Grantors, to Yvonne Alina Hatch, an unmarried woman and Adelina A Candelaria, an unmarried woman 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 community property with right of survivorship, but as joint tenancy 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 a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: April 13, 2021

**GRANTEES:**

*Yvonne Alina Hatch*                      *Adelina A Candelaria*  
Yvonne Alina Hatch                      Adelina A Candelaria

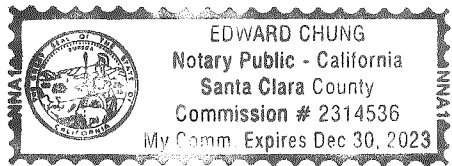
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP DEED**

State of California  
County of Santa Clara

The foregoing document was acknowledged before me this 20 day of April, 2021

by Yvonne Alina Hatch and Adelina A Candelaria

(Seal)



*Edward Chung*  
Notary Public

Escrow No. 76210483-076-TH

**EXHIBIT "A"**  
**Legal Description**

Lot 308, acacia landing, according to Cabinet C, Slide 132, records of Pinal County, Arizona.

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-78-3080  
 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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Tory Jay Annala  
1455 E 12th St  
Casa Grande, AZ 85122

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

Yvonne Alina Hatch  
804 Saratoga Ave, B319  
San Jose, CA 95129

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

4. ADDRESS OF PROPERTY:

1455 E 12th St  
Casa Grande, AZ 85122

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

Yvonne Alina Hatch  
1455 E 12th St  
Casa Grande, AZ 85122

(b) Next tax payment due Oct. 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.  Agricultural
- 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 AZ County of Pinal

Subscribed and sworn to before me on this 27 day of April 2021

Notary Public \_\_\_\_\_

Notary Expiration Date 10/13/2024

COUNTY OF RECORDATION: PINAL  
 FEE NO: 2021-049601  
 RECORD DATE: 04/21/2021

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: \$ 257,900.00

11. DATE OF SALE (Numeric Digits): 03 / 2021  
 Month / Year

12. DOWN PAYMENT \$ 8,608.00

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: \$ 00 AND briefly describe the Personal Property: \_\_\_\_\_

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: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
 Seller and Buyer Herein

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

GREAT SEAL OF THE STATE OF ARIZONA  
 NOTARY PUBLIC - STATE OF ARIZONA  
 TERRY HUGHES  
 Commission # 590286  
 Expires October 13, 2024

Signature of Buyer / Agent \_\_\_\_\_

State of California County of Santa Clara

Subscribed and sworn to before me on this 27 day of April 2021

Notary Public \_\_\_\_\_

Notary Expiration Date 12/30/2023

**TERRY HUGHES**  
 Notary Public - State of Arizona  
 PINAL COUNTY  
 Commission # 590286  
 Expires October 13, 2024

**EDWARD CHUNG**  
 Notary Public - California  
 Santa Clara County  
 Commission # 2314536  
 My Comm Expires Dec 30, 2023

**EXHIBIT "A"**  
**Legal Description**

Lot 308, acacia landing, according to Cabinet C, Slide 132, records of Pinal County, Arizona.

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