

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY:  
Security Title Agency, Inc.

Escrow No.: 76210725-076-TH

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Carlos Renzo Cuneo  
262 S San Rafael Ct  
Casa Grande, AZ 85194

DATE/TIME: 04/29/2021 1115  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2021-053301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Martin Schmidt, an unmarried man and Rebekka Schmidt, an unmarried woman who acquired title as husband and wife, as community property with right of survivorship**

("Grantor") conveys to

**Carlos Renzo Cuneo and Bertha Bringas, husband and wife**

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 26, 2021

Grantor(s):

*Martin Schmidt*  
\_\_\_\_\_  
Martin Schmidt

*Rebekka Schmidt*  
\_\_\_\_\_  
Rebekka Schmidt

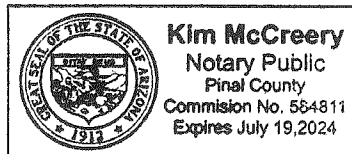
### NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of Pinal

The foregoing document was acknowledged before me this 28 day of April, 2021

by Martin Schmidt and Rebekka Schmidt

(Seal)



*Kim*  
\_\_\_\_\_  
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 2952, of Phase 3-Parcel 7 of Mission Royale, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 60 and Affidavit of Correction recorded in Recording No. 2008-085171.

Mission Royale

**Acceptance of Community Property  
with Right of survivorship  
"Deed"**

Carlos Renzo Cuneo, Community Property Survivorship and Bertha Bringas, husband and wife, 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 26, 2021, and executed by Martin Schmidt and Rebekka Schmidt, husband and wife as Grantors, to Carlos Renzo Cuneo, Community Property Survivorship and Bertha Bringas, husband and wife 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 joint tenants with right of survivorship, but as community property 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 community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: April 20, 2021

**GRANTEES:**

[Signature]  
\_\_\_\_\_  
Carlos Renzo Cuneo

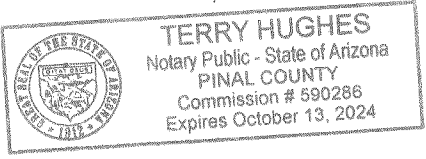
[Signature]  
\_\_\_\_\_  
Bertha Bringas

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona  
County of Pinal

Acknowledged before me this 20<sup>th</sup> day of April 2021

by Carlos Renzo Cuneo and Bertha Bringas

(Seal) 

[Signature]  
\_\_\_\_\_  
Notary Public

Escrow No. 76210725-076-TH

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 2952, of Phase 3-Parcel 7 of Mission Royale, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 60 and Affidavit of Correction recorded in Recording No. 2008-085171.

NOFFICE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-38-5320  
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:

Martin Schmidt  
2392 E Rosario Mission Dr  
Casa Grande, AZ 85194

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

Carlos Renzo Cuneo  
262 S San Rafael Ct  
Casa Grande, AZ 85194

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

4. ADDRESS OF PROPERTY:

2392 E Rosario Mission Dr  
Casa Grande, AZ 85194

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

Carlos Renzo Cuneo  
Same as #3

(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:

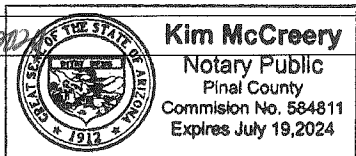
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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 Martin Schmidt  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 28 day of April 2021  
Notary Public [Signature]  
Notary Expiration Date 7/19/2024



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2021-053301  
RECORD DATE 04/29/2021

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: \$ 285,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2021  
Month / Year

12. DOWN PAYMENT \$ 285,000.00

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:

\$ 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

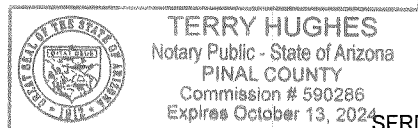
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (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.**

Signature of Buyer / Agent [Signature]  
State of AZ, County of Pinal  
Subscribed and sworn to before me on this 29 day of April 2021  
Notary Public [Signature]  
Notary Expiration Date 10/13/2024



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

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