



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 76210638-076-LSA

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Richard C Potter
1953 N Hubbard Ln
Casa Grande, AZ 85122

DATE/TIME: 04/30/2021 1249
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2021-054233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Richard C Potter, an unmarried man

("Grantor") conveys to

Jacob Jiron and Shelly Partin, husband and wife and Chris Wayne Partin, an unmarried 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.

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

Dated: April 23, 2021

Grantor(s):

Richard C Potter

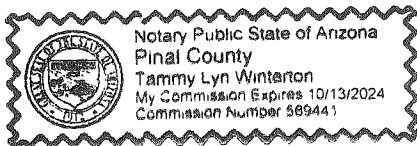
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of pinal

The foregoing document was acknowledged before me this 27 day of April 2021

by Richard C Potter

(Seal)



Notary Public
My commission expires 10-13-2024

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 90, Cottonwood Ranch-Parcel "H", according to Cabinet E, Slide 145, records of Pinal County, Arizona;

Except all gas, oil, metals and mineral rights reserved in the Patent from the State of Arizona.

UNOFFICIAL

Escrow No.: 76210638-076-LSA

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

Jacob Jiron and Shelly Partin, husband and wife and Chris Wayne Partin, Not Sure, 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 23, 2021, and executed by Richard C Potter, an unmarried man as Grantors, to Jacob Jiron and Shelly Partin, husband and wife and Chris Wayne Partin, Not Sure as Grantees, and which conveys the real property described as:

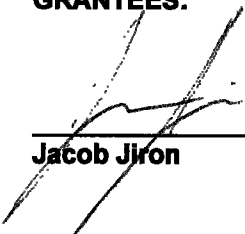
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 23, 2021

GRANTEES:



Jacob Jiron



Shelly Partin



Chris Wayne Partin

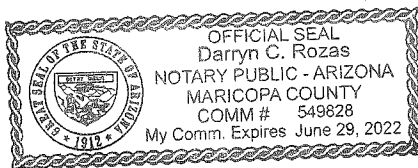
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona
County of Maricopa

The foregoing document was acknowledged before me this 26 day of April, 2021

by Jacob Jiron and Shelly Partin and Chris Wayne Partin

(Seal)





Notary Public

My commission expires 06/29/2022

Escrow No. 76210638-076-LSA

EXHIBIT "A"
Legal Description

Lot 90, Cottonwood Ranch-Parcel "H", according to Cabinet E, Slide 145, records of Pinal County, Arizona;

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WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-01-0920
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Richard C Potter
1953 N Hubbard Ln
Casa Grande, AZ 85122

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

Jacob Jiron
1736 E Galveston St
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

1953 N Hubbard Ln
Casa Grande, AZ 85122

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

Jacob Jiron
1953 N Hubbard Ln
Casa Grande AZ 85122

(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. 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 [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this 24 day of April 2021
 Notary Public [Signature]
 Notary Expiration Date 10/11/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-054233
 RECORD DATE 04/30/2021

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: \$ 380,000.00

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

12. DOWN PAYMENT \$ 19,000

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):
 Buyer 11 ✓
 Same as #3 ✓

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

Signature of Buyer / Agent [Signature]
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me on this 25 day of APRIL 2021
 Notary Public [Signature]
 Notary Expiration Date 06/29/2022

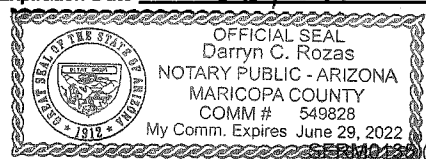
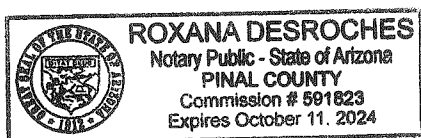


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