



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Catalina Title Agency
AND WHEN RECORDED MAIL TO:
Karla Carolina Damian and Hector
Damian
19190 S. Alpha Ave, #220
Green Valley, AZ 85614

DATE/TIME: 06/25/2021 1158
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-080153

ESCROW NO.: 600-201640-KL
900-34984

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Aaron M. Wiggett and Katherine Wiggett, husband and wife, as community property with right of survivorship

do/does hereby convey to

Hector Damian and Karla C Damian, husband and wife

the following real property situated in Pinal County, State of 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.

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

Escrow No.: 600-201640-KL

Dated: May 21, 2021

WASH
BORO

Grantors:

[Signature]

Aaron M. Wiggett

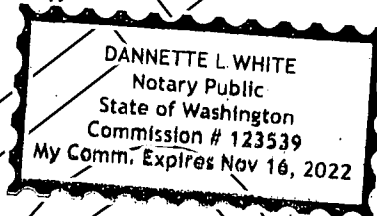
[Signature]

Katherine Wiggett

State of WASHINGTON }ss:
County of Pierce

On this 10th day of JUNE, 2021, before me,
The Undersigned a Notary Public in and for said County and
State, personally appeared Aaron M. Wiggett and Katherine
Wiggett 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.

FOR NOTARY SEAL OR STAMP



Notary Public: *[Signature]*

My Commission Expires: Nov 16 2022

COPIES

Escrow No.: 600-201640-KL

EXHIBIT "A"

Lot 185 of RED ROCK VILLAGE I, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G. Slide 173 and corrected by Affidavit of Correction recorded in Document No. 2007-089686 and in Document No. 2007-135902.

HomeLife

ESCROW NO. 600-201640-KL
900-34984

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

Hector Damian and Karla C Damian, husband and wife, as community property with right of survivorship 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 May 21, 2021, and executed by **Aaron M. Wiggett and Katherine Wiggett, husband and wife, as community property with right of survivorship** as Grantors to **Hector Damian and Karla C Damian, husband and wife, as community property with right of survivorship** as Grantees, and which conveys certain premises described as:

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

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: June 23, 2021

Grantee(s):

[Signature]
Hector Damian
[Signature]
Karla C Damian

State of Arizona }ss:
County of Pima

On this 24th day of June, 2021, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
Hector Damian and Karla C Damian
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: [Signature]

My Commission Expires: 4-5-2022

FOR NOTARY SEAL OR STAMP
DEBORAH J BRESLIN
NOTARY PUBLIC - ARIZONA
Pima County
Comm: #543648
My Comm. Exp: April 5, 2022

ESCROW NO. 600-201640
900-34984

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HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 410-50-175

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

Aaron M. Wiggett and Katherine Wiggett

16025 77th Ave Ct E

Puyallup, WA 98375

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

Hector Damian and Karla C Damian

19190 S. Alpha Ave, #220

Green Valley, AZ 85614

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

21129 E. Frontier Rd

Red Rock, AZ 85145

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

Hector Damian and Karla C Damian

21129 E. Frontier Rd

Red Rock, AZ 85145

(b) Next tax payment due 09/2021

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
d. 2-4 Plex i. Other Use; Specify:
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 PIMA
Subscribed and sworn to before me on this 24th day of June 2021
Notary Public
Notary Expiration Date 4/15/22

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-080153
RECORD DATE 06/25/2021

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: \$ 250000 00

11. DATE OF SALE (Numeric Digits): 05 / 2021
Month / Year

12. DOWN PAYMENT \$ 4529 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:

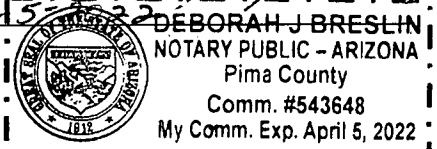
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Title Security Agency, LLC
190 W. Continental Road, Suite 226
Green Valley, AZ 85622

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 PIMA
Subscribed and sworn to before me on this 24th day of June 2021
Notary Public
Notary Expiration Date 4/15/22



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Karla C Damian and Hector Damian

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Green Valley, AZ 85614

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 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: _____

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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 Washington County of Pierce

Subscribed and sworn to before me on this 10 day of JUNE 2021

Notary Public _____

Notary Expiration Date Nov 16 2022

DOR FORM 82162 (02/2019)

DANNETTE L WHITE
 Notary Public
 State of Washington
 Commission # 123539
 My Comm. Expires Nov 16, 2022

FOR RECORDER'S USE ONLY

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 f. Other: _____

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\$ 00 AND

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Title Security Agency, LLC

190 W. Continental Road, Suite 226

Green Valley, AZ 85622

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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 _____

EXHIBIT "A"

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