



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/30/2021 1009
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2021-082056

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

YRUBIN LLC, A NEW YORK LIMITED
LIABILITY COMPANY
SHIA RUBIN
913 E 8TH ST
CASA GRANDE, AZ 85122

ESCROW NO.: 01966507 - 822 - EMS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Monica Rochelle Carr, as Sole Trustee of The Rose Marilyn Armenta Trust Dated January 24, 2019

do/does hereby convey to

YRubin LLC, a New York limited liability company

the following real property situated in Pinal County, ARIZONA:

Lot 1, BLOCK 29, EVERGREEN ADDITION TO CASA GRANDE, according to the Plat of Record in the Office of the Pinal County Recorder in Book 2 of Maps, Page 36.

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.

Dated: June 23, 2021

Grantor(s):

The Rose Marilyn Armenta Trust Dated January 24, 2019

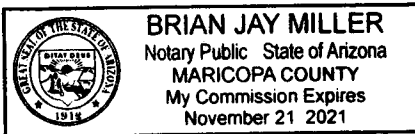
Monica Rochelle Carr, Sole Trustee

State of Arizona
County of Maricopa

} ss:

On June 25, 2021, before me personally appeared **Monica Rochelle Carr, as Sole Trustee of The Rose Marilyn Armenta Trust Dated January 24, 2019**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Notary Public
Commission Expires: 12-21-21

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-09-059
 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? n/a

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Monica Rochelle Carr as Sole Trustee of The Rose Marilyn Armenta Trust Dated January 24, 2019
7673 W Talavera Way
Tucson, AZ 85743

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

YRubin LLC, a New York limited liability company
913 E 8th St
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

813 N Gilbert Avenue
Casa Grande, AZ 85122

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

YRubin LLC, a New York limited liability company
913 E 8th St
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
- 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" or "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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-082056
 RECORD DATE 06/30/2021

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: \$ 244,000.00

11. DATE OF SALE (Numeric Digits): 06/2021
 Month / Year

12. DOWN PAYMENT \$ 244,000.00

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):

Monica Rochelle Carr as Sole Trustee of The Rose Marilyn Armenta Trust Dated January 24, 2019
7673 W Talavera Way Tucson, AZ 85743
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 Maricopa

Subscribed and sworn to before me on this 28 day of June 2021

Notary Public

Notary Expiration Date April 15, 2023

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of June 2021

Notary Public

Notary Expiration Date April 15, 2023

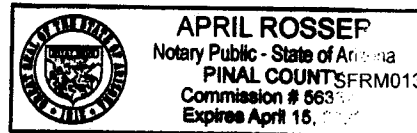
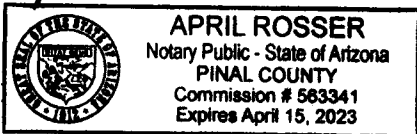


EXHIBIT "A"
Legal Description

Lot 1, BLOCK 29, EVERGREEN ADDITION TO CASA GRANDE, according to the Plat of Record in the Office of the Pinal County Recorder in Book 2 of Maps, Page 36.

