



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER.#: 4715010333

WHEN RECORDED MAIL TO

Christian Acosta
6717 E. Escape Ave.
Florence, AZ 85132

DATE/TIME: 07/08/2021 1307
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-085667

213

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Thomas Phillips AKA Thomas Ray Phillips, a Widower

Do hereby convey to ~~Christian Acosta, an unmarried man~~ Christian Alejandro Acosta AKA Cristian Alejandro Acosta, a single man the following real property situated in Pinal County, Arizona:

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

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

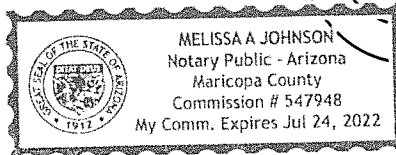
Dated: June 28, 2021

Thomas Ray Phillips
Thomas Ray Phillips

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 06 day of July, 2021 by Thomas Ray Phillips.

Melissa A. Johnson
Notary Public



ORDER NO. : 4715010333

EXHIBIT A

Lot 313, Oasis at Magic Ranch - Unit II, according to Cabinet F, Slide 129, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 200 - 75 - 314 -
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
THOMAS RAY PHILLIPS
11459 E Reuben Ave
Mesa AZ 85212

3. (a) BUYER'S NAME AND ADDRESS:
CHRISTIAN ACOSTA
102 W. Palomino Dr. #157
Chandler AZ 85225
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
6717 E. Escape Ave., Florence, Arizona 85132

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
CHRISTIAN ACOSTA
6717 E. Escape Ave.
Florence AZ 85132
 (b) Next tax payment due OCT 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
 Affixed Not Affixed
 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 Maricopa
 Subscribed and sworn to before me on this 8 day of JULY 20 21
 Notary Public _____
 Notary Expiration Date NOV. 28, 2023

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2021-085667
 RECORD DATE 07/08/2021

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: \$ 255,000. 00

11. DATE OF SALE (Numeric Digits): 06 / 21
 Month / Year

12. DOWN PAYMENT \$ 5425.00 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: _____

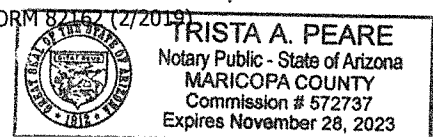
15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
 briefly describe the partial interest: NA

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 AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):
EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 8 day of JULY 20 21
 Notary Public _____
 Notary Expiration Date NOV. 28, 2023

DOR FORM 82167 (2/2019)

TRISTA A. PEARE
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 572737
 Expires November 28, 2023


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UNOFFICIAL