



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 08/25/2021 0945

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-106598

Recorded at the request of *Clear Title Agency of Arizona*
When recorded mail to:

Rickie Boller and Nichole Boller
654 E Megan Dr
San Tan Valley, AZ 85140

Escrow No.: 30211358-ds

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Benjamin A Galindo-Zarate, a married man, as his sole and separate property**, the GRANTOR does hereby convey to **Rickie Boller and Nichole Boller, husband and wife, as joint tenants with right of survivorship**, the GRANTEE, the following real property situated in **PINAL** County, Arizona:

LOT 1, OF PECAN CREEK NORTH PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 139.

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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: July 26, 2021

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 30211358-ds

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof



Benjamin A Galindo-Zarate

STATE OF ARIZONA

County of Maricopa

}
}SS

Subscribed and sworn to before me this 23 day of August 2021, by
Benjamin A Galindo-Zarate

In witness whereof I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 2/20/25



Large diagonal watermark text: "ARIZONA" and "MARICOPA COUNTY"

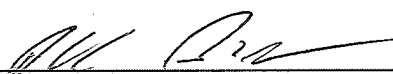
**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

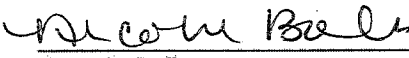
This Acceptance is to be attached to that particular Warranty Deed dated July 26, 2021 by and between **Benjamin A Galindo-Zarate**, as Grantors, and **Rickie Boller and Nichole Boller**, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as joint tenants with right of survivorship and not as community property with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as community property with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy with Right of Survivorship" together with such deed.

Dated: August 19, 2021


Rickie Boller



Nichole Boller

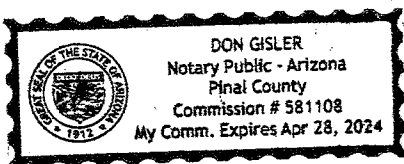
State of ARIZONA)
County of MARICOPA) ss.

On August 19th, 2021, before me, the undersigned Notary Public, personally appeared **Rickie Boller and Nichole Boller**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4/28/24


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-29-1130 2

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

Benjamin A Galindo-Zarate
654 E Megan Dr
San Tan Valley, AZ 85140

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

Rickie Boller and Nichole Boller
18933 E Vallejo St.
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

654 E Megan Dr
San Tan Valley, AZ 85140

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

Rickie Boller and Nichole Boller
654 E Megan Dr
San Tan Valley, AZ 85140

(b) Next tax payment due: October 1, 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: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 23 day of August 20 21
 Notary Public: _____
 Notary Expiration Date: 2/20/25



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-106598
 RECORD DATE 08/25/2021

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: \$ 525000 **00**

11. DATE OF SALE (Numeric Digits): 08 / 2021
 Month / Year

12. DOWN PAYMENT \$ 26000 **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 **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):

Clear Title Agency of Arizona
1530 E. Williams Field Rd. Ste, 110, Gilbert, AZ 85295
(480)278-8430

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 Maricopa
 Subscribed and sworn to before me on this 23 day of August 20 21
 Notary Public: _____
 Notary Expiration Date: 2/20/25



EXHIBIT "A"

LOT 1, OF PECAN CREEK NORTH PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 139.

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