



DATE/TIME: 09/07/2021 1101
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2021-112210

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.
Escrow No.: 21022128-021-ARM

AND WHEN RECORDED MAIL TO:

Jose Hernandez Cabrera
1491-W Central Avenue
Coolidge, AZ 85128

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Brian Slade, a married man, as his sole and separate property

("Grantor") conveys to **husband and wife**

Jose Hernandez Cabrera and Maria G. Hernandez ~~XXXXXXXXXXXXXXXXXXXX~~

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: August 27, 2021

Grantor(s):



Brian Slade

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

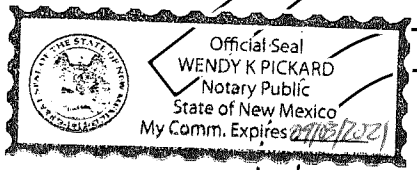
State of New Mexico)
County of: Bernalillo) ss

The foregoing document was acknowledged before me this 31 day of August, 2021,
by Brian Stalder

(Seal)

Wendy K Pickard
Notary Public

My commission expires: 09/03/2021



ARM
Escrow

EXHIBIT A
Legal Description

Lot 60, of Park Homes, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 141.

Park Homes, Inc.

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Jose Hernandez Cabrera and Maria G. Hernandez, 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 September 2, 2021, and executed by **Brian Slade, a married man as his sole and separate property** as Grantors, to **Jose Hernandez Cabrera and Maria G. Hernandez** 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 joint tenants with right of survivorship, but as community property 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 community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship

Dated September 2, 2021

GRANTEES:

Jose Hernandez Cabrera
Jose Hernandez Cabrera

Maria G. Hernandez
Maria G. Hernandez

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

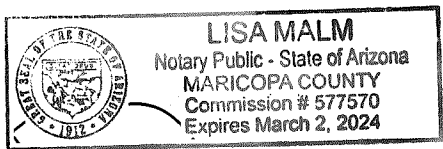
State of Arizona } ss:
County of Maricopa

The foregoing document was acknowledged before me this 3rd day of Sept, 2021,
by Jose Hernandez Cabrera and Maria G. Hernandez

(Seal)

Lisa Malm
Notary Public

My commission expires: Mar 2, 2024



Escrow No.: 21022128-021-ARM

EXHIBIT "A"
Legal Description

Lot 60, of Park Homes, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 141.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-36-060
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:

Brian Slade
1207 W. Prior Avenue
Coolidge, AZ 85128

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

Jose Hernandez Cabrera
1491 W Central Avenue
Coolidge, AZ 85128

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1207 W. Prior Avenue
Coolidge, AZ 85128

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

Jose Hernandez Cabrera

(b) Next tax payment due 10/2021

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-112210
RECORD DATE 09/07/2021

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: \$ 260,000.00

11. DATE OF SALE (Numeric Digits): 08 / 21
Month / Year

12. DOWN PAYMENT \$ 160,000.00

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: None

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):

#59

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 New Mexico, County of Bernalillo
Subscribed and sworn to before me on this 9 day of August 2021
Notary Public Wendy K. Rickard
Notary Expiration Date 09/03/2025

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of _____ 20__
Notary Public _____
Notary Expiration Date _____

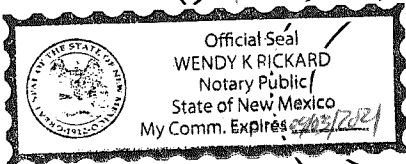


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Signature of Seller / Agent
State of _____ County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Jose Hernandez Cabrera

Signature of Buyer / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 31st day of Sept 2021
Notary Public Lisa Malm
Notary Expiration Date Mar 2, 2024



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