



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/20/2021 0905
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-118076

RECORDING REQUESTED BY
Infinity Title Agency LLC

AND WHEN RECORDED MAIL TO:
Maria Dessens Hernandez and Shannel
Chaidez

ESCROW-NO.: 08139030-849-KKE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Jose L. Gonzalez and Petra Gonzalez, Husband and Wife

do/does hereby convey to

Maria Dessens Hernandez, An Unmarried Woman and Shannel Chaidez, An Unmarried Woman

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

Dated August 19, 2021

Warranty Deed
WD (DSI Rev. 01/11/19)

Page 1

Escrow No.: 08139030-849-KKE

Dated August 19, 2021

SELLERS:

Jose L. Gonzalez
Jose L. Gonzalez

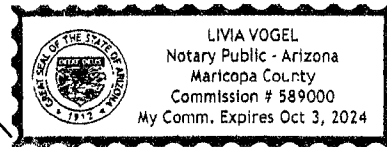
Petra Gonzalez
Petra Gonzalez

State of ARIZONA
County of Pinal } ss:

On 9th of September, 2021, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Jose L. Gonzalez and Petra Gonzalez 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal:

Signature _____

EXHIBIT "A"
Legal Description

Lot 572, of MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Fee No. 2005-169424, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent to said land.

MORNING SUN FARMS

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

THAT CERTAIN DEED DATED 8/19/2021, Wherein

Jose L. Gonzalez and Petra Gonzalez, Husband and Wife

as Grantors, convey to

Maria Dessens Hernández, An Unmarried Woman and Shannel Chaidez, An Unmarried Woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

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

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: 8/19/2021

BUYERS:

Maria Dessens Hernandez

Maria Dessens Hernandez

Shannel Chaidez

Shannel Chaidez

State of Arizona

County of Maricopa

} ss:

On 16th of September, 2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Maria Dessens Hernandez and Shannel Chaidez, 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.

Signature

[Signature]
10/03/2024

(This area for official notarial seal)

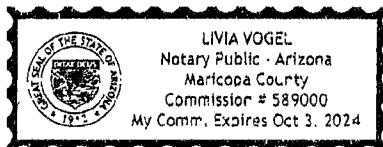


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MORNING SUN FARMS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-5720
 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) N/A (2) _____
 (3) _____ (4) ^

2. SELLER'S NAME AND ADDRESS:

Jose L. Gonzalez
1822 W Quick Draw Way
Queen Creek, AZ 85142

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

Maria Dessens Hernandez
2301 E University Dr #474
Mesa AZ 85213

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

4. ADDRESS OF PROPERTY:

1822 W Quick Draw Way
Queen Creek, AZ 85142

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

Maria Dessens Hernandez
2301 E University Dr #474
Mesa AZ 85213

(b) Next tax payment due October 2021 3/2020

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: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 10th day of Sept 2021
 Notary Public: [Signature]
 Notary Expiration Date: 7/23/2025

Signature of Buyer / Agent: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 10th day of Sept 2021
 Notary Public: [Signature]
 Notary Expiration Date: 7/23/2025



KIMBERLY EVETT
 Notary Public - Arizona
 Maricopa Co. / #607121
 Expires 07/23/2025



KIMBERLY EVETT
 Notary Public - Arizona
 Maricopa Co. / #607121
 Expires 07/23/2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-118076
 RECORD DATE 09/20/2021

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: \$ 350,000.00

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

12. DOWN PAYMENT \$ 17,500.-

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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:

\$ 1 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):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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