



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross
Electronically Recorded

DATE/TIME: 10/20/2021 1526

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2021-133208

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

ESCROW NO.: 01973907 - 823 - L8R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Sergio A. Ruiz and Jordan N. Ruiz, husband and wife and Cynthia Ruiz, an unmarried woman

do/does hereby convey to

Henry Chiang and Danli Tan, husband and wife

the following real property situated in Pinal County, ARIZONA:

Lot 109, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.

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: September 25, 2021

See attached acceptance

Grantor(s):

Sergio A. Ruiz

Jordan N. Ruiz

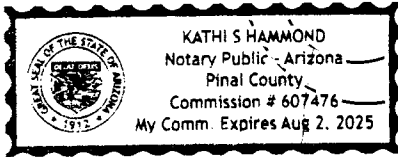
Cynthia Ruiz

State of Arizona
County of Pinal

} ss:

On 18 Oct, 2021 before me personally appeared Sergio A. Ruiz and Jordan N. Ruiz and Cynthia Ruiz, 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)



Kathi Hammond
Notary Public

Commission Expires: Aug 2, 2025

RECEIVED

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Henry Chiang and Danli Tan, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other, deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated September 25, 2021, and executed by Sergio A. Ruiz and Jordan N. Ruiz, husband and wife and Cynthia Ruiz, an unmarried woman as Grantors, to Henry Chiang and Danli Tan, husband and wife as Grantees, and which conveys certain premises described as:

Lot 109, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.


to the Grantees named therein, 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.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated: October 18, 2021

GRANTEES:

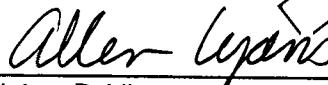

Henry Chiang

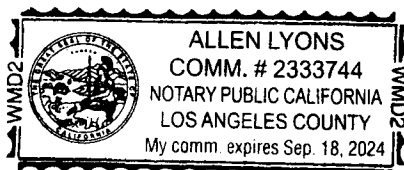

Danli Tan

State of California
County of Los Angeles } ss:

On October 18, 2021, before me personally appeared Henry Chiang and Danli Tan, 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: Sept. 18, 2024



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On October 18, 2021 before me, Allen Lyons, Notary Public
(insert name and title of the officer)

personally appeared Henry Chiang and Danli Tan,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Allen Lyons

(Seal)

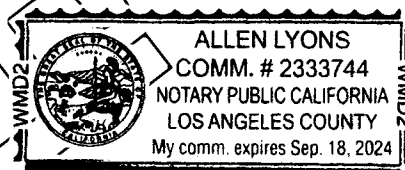
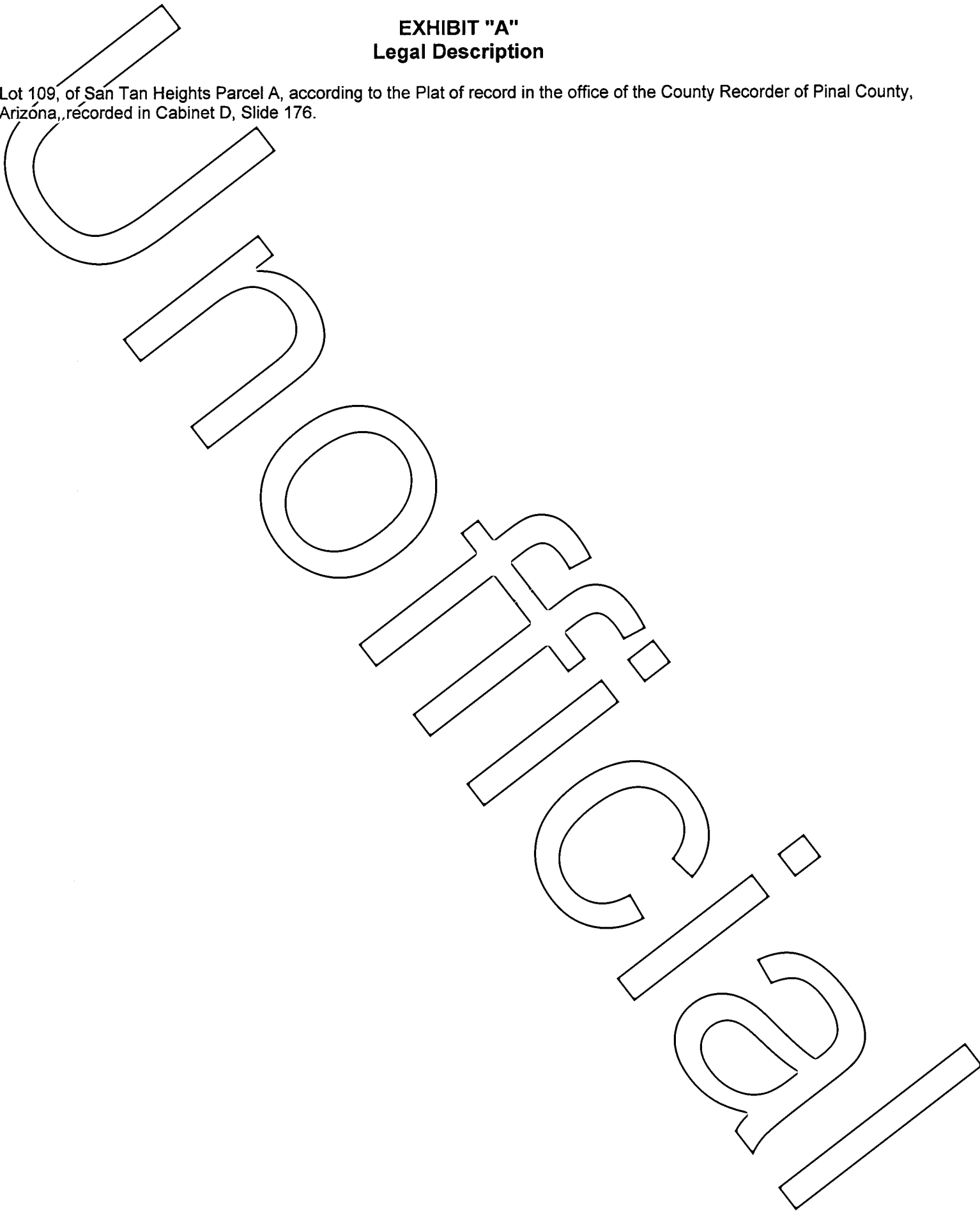


EXHIBIT "A"
Legal Description

Lot 109, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-12-119
 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:

Sergio A. Ruiz
3165 W Allens Peak Dr
Queen Creek, AZ 85142

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

Henry Chiang and Danli Tan
2055 TUMIN RD
LA HABRA HEIGHTS, CA 90631

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

4. ADDRESS OF PROPERTY:

3165 W. Allens Peak Dr.
San Tan Valley, AZ 85142

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

Henry Chiang and Danli Tan
Same as #3

(b) Next tax payment due 4/2022

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" 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

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: \$ 415,000.00

11. DATE OF SALE (Numeric Digits): 09/21
 Month / Year

12. DOWN PAYMENT \$ 200,000.00

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:
 \$ _____ 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):

Sergio A. Ruiz
3165 W Allens Peak Dr Queen Creek, AZ 85142
 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 Pinal
 Subscribed and sworn to before me on this 18 day of Oct 2021
 Notary Public _____
 Notary Expiration Date Aug 2, 2025

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

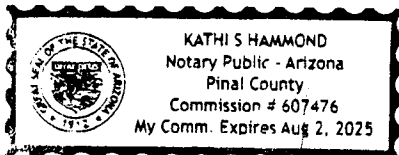


EXHIBIT "A"
Legal Description

Lot 109, of San Tan Heights Parcel A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 176.

U
M
O
F
C
S