



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/28/2021 1407
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-137076

RECORDING REQUESTED BY
Millennium Title Agency LLC

AND WHEN RECORDED MAIL TO:
Emilio Escobedo Jr. and Carolyn Anne
Escobedo
857 E. Monteleone St.
San Tan Valley, AZ 85140

ESCROW NO.: 08143048-846-DLS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Brian C. Snabb and Sally L. Snabb, Husband and Wife

do/does hereby convey to

Emilio Escobedo Jr. and Carolyn Anne Escobedo, Husband and Wife

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 October 21, 2021

SELLERS:

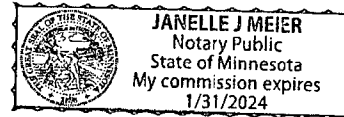
Brian C. Snabb
Brian C. Snabb

Sally L. Snabb
Sally L. Snabb

State of Minnesota
County of Carver } ss:

On Oct 22, 2021, before me,
[The Undersigned] Janelle J Meier,
a Notary Public in and for said County and State, personally
appeared Brian C. Snabb and Sally L. Snabb
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 Janelle J Meier

WARRANTY DEED

EXHIBIT "A"
Legal Description

Lot 108, of CAMBRIA PARCEL 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 33, and Affidavit of Correction recorded in Fee No. 2002-032604, of Official Records.

Acceptance of Community Property with Right of Survivorship

Emilio Escobedo Jr. and Carolyn Anne Escobedo, 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 10/21/2021, and executed by Brian C. Snabb and Sally L. Snabb, as Grantors, to Emilio Escobedo Jr. and Carolyn Anne Escobedo, as Grantees, and which conveys certain premises described as:

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

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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 21, 2021

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.

BUYERS:

[Signature]
Emilio Escobedo Jr.

[Signature]
Carolyn Anne Escobedo

State of California
County of Los Angeles

ss:

On 10/26/2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Emilio Escobedo Jr. and Carolyn Anne Escobedo, 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]*

(This area for official notarial seal)

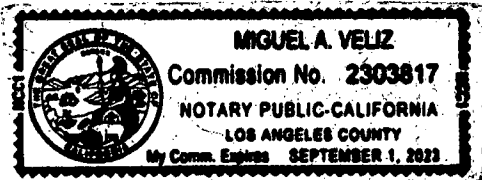


EXHIBIT "A"

Legal Description

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HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-48-108
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 C. Snabb
1548 Sumac Circle
Carver, MN 55315

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

Emilio Escobedo Jr.
6506 Balcom Ave
Reseda, CA 91335

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

4. ADDRESS OF PROPERTY:

857 E. Monteleone St.
San Tan Valley, AZ 85140

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

[Emilio Escobedo Jr.]
[857 E. Monteleone St.]
[San Tan Valley, AZ 85140]

(b) Next tax payment due 04/2022

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" and "family member."

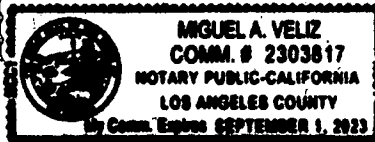
8. If you checked e or f in Item 6 above, indicate the number of units: []
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

Brian C. Snabb
Signature of Seller / Agent
State of MN County of Carver
Subscribed and sworn to before me on this 22 day of Oct 2021
Notary Public Janelle J Meier
Notary Expiration Date 1-31-2024



[Signature]
Signature of Buyer / Agent
State of CA County of Los Angeles
Subscribed and sworn to before me on this 26 day of Oct 2021
Notary Public Miguel A Veliz
Notary Expiration Date 09-01-2023



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-137076
RECORD DATE 10/28/2021

- 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: \$ 322,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2021
Month / Year

12. DOWN PAYMENT \$ 48,300.00

- 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: 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):
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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Arizona