



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 11/02/2021 1053

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-139206

RECORDING REQUESTED BY:
Pinnacle Title and Escrow Agency LLC

AND WHEN RECORDED MAIL TO:
Wheelhouse Properties, Inc.
500 W Chandler Blvd
Chandler, AZ 85225

ESCROW NO.: 21-10-00536CC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Roberto Acuna and Samantha Acuna, husband and wife as community property with right of survivorship

do/does hereby convey to

Wheelhouse Properties, Inc., an Arizona corporation

the following real property situated in Pinal County, State of Arizona:

Lot 2, Block 5, DESERT VALLEY SUBDIVISION UNIT NO. 2; according to Book 9 of Maps, page 33, records of Pinal County Arizona.

Except 1/4 of all mineral or oil rights as reserved in Deed recorded in Docket 171, page 374 of Official Records.


APN: 505-09-0520

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 29, 2021

GRANTOR(S):



Roberto Acuna



Samantha Acuna

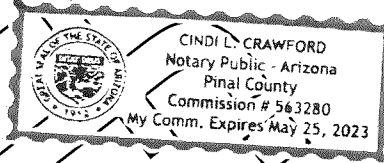
State of Arizona

County of Pinal

On 1st of November, 2021, before me the undersigned Notary Public, personally appeared Roberto Acuna and Samantha Acuna 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.

Signature 

My Commission Expires: 5/25/2023



Large diagonal watermark text: "Crawford"

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-09-0520
 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

Roberto Acuna and Samantha Acuna
390 S 3rd St
Coolidge, AZ 85128

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

Wheelhouse Properties, Inc.
500 W Chandler Blvd
Chandler, AZ 85225

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

4. ADDRESS OF PROPERTY:

1123 E. Bisnaga St.
Casa Grande, AZ 85122

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

Wheelhouse Properties, Inc.
500 W Chandler Blvd
Chandler, AZ 85225
 (b) Next tax payment due: October 1, 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-139206
 RECORD DATE 11/02/2021

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: \$ 145500 00

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

12. DOWN PAYMENT \$ 145500 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: 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):

Pinnacle Title and Escrow Agency LLC
180 S Arizona Ave Suite 200
Chandler, AZ 85225

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 _____

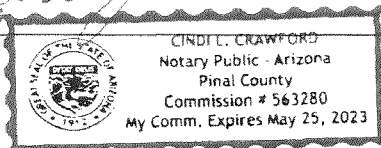
State of ARIZONA County of Maricopa

Subscribed and sworn to before me on this Nov day of 2021

Notary Public _____

Notary Expiration Date 5/25/2023

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent _____

State of ARIZONA County of Maricopa

Subscribed and sworn to before me on this Nov day of 2021

Notary Public _____

Notary Expiration Date 5/25/2023

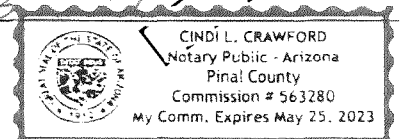


EXHIBIT "A"

Lot 2, Block 5, DESERT VALLEY SUBDIVISION UNIT NO. 2, according to Book 9 of Maps, page 33, records of Pinal County Arizona.

Except 1/4 of all mineral or oil rights as reserved in Deed recorded in Docket 171, page 374 of Official Records.

APN: 505-09-0520

Proprietary