



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 11/04/2021 1426
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-140533

WHEN RECORDED MAIL TO:
Tate Asset Recovery LLC
PO Box 699
Higley AZ 85236

WARRANTY DEED

For the consideration of ten dollars, and/or other valuable consideration, I or we, **LOUIS N MONTANO** do hereby convey to

Tate Asset Recovery LLC AS AZ LIMITED LIABILITY COMPANY

All right, title, or interest in the following real property located in Pinal County Arizona, together with all rights and privileges appurtenant thereto:

Also Known as:

411 E Christopher St San Tan Valley, AZ 85140-5741 Pinal County

APN

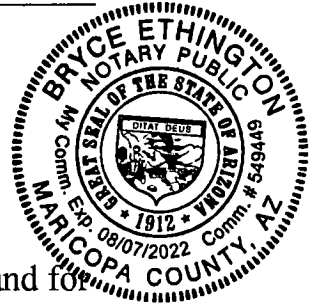
109-28-008

LEGAL DESCRIPTION:

PECAN CREEK - NORTH PARCEL 1 LOT 8 CAB'D SLD 134 4950 SQ FT .11 A C

DATED:

Louis N Montano
BY: LOUIS N MONTANO



State of Arizona
County of Maricopa

On 1-27-2021 before me, the undersigned a Notary Public in and for said County and State, personally appeared Louis N Montano 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 instruments acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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 *Bryce Ethington*

My commission

expires 8-7-2022

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties, and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice to choose to proceed without same,

AUTHORIZATION FORM

This form will serve to acknowledge that the captioned mortgagor has authorized our firm, TATE ASSET RECOVERY, LLC, to act in their behalf to resolve their mortgage and or HOA problems, This is in accordance with Title 24 of the CFR 203.500 (HUD)

Mortgagor

Name: LOUIS N MONTANO

Spouse Name:

Property Address: 411 E Christopher St

City, State, Zip: San Tan Valley Pinal County 85140

Social Security of the Primary Borrower: 601-50-3413

Social Security of the Co-Borrower:

**1st
Mortgagee**

**2nd
Mortgagee**

Lender: Wells Fargo Home Mortgage

Street Address: P.O. Box 10335 Des Moines, IA 50306-0335

Loan Number: 480901136

021-3342579

H.O.A

HOA : PECAN CREEK

HOA LAW OFFICE : Mark W. Waldron

CONTRACT:

EMAIL/FAX: S-1100-CV-201800971

Mortgagor's Signatures

Mortgagor:



LOUIS N MONTANO

Co-Mortgagor:

Kevin Grolly - Real Estate Assistant

Sean Tate - Real Estate Assistant

Shari Taylor - Real Estate Assistant

Bryce Ethington - Real Estate Assistant

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-28-008
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:

LOUIS N MONTANO
411 E Christopher St
San Tan Valley

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

Tate Asset Recovery LLC
PO Box 699
Higley AZ 85236

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

4. ADDRESS OF PROPERTY:

LOUIS N MONTANO
411 E Christopher St
San Tan Valley

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

Tate Asset Recovery LLC
PO Box 699
Higley AZ 85236

(b) Next tax payment due _____

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 used as a vacation home or secondary residence.
- c. To be rented to someone other than a "family member."

See reverse side for definitions 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.

THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____

State of Arizona

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

Notary Public Bryce Ethington

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-140533
RECORD DATE 11/04/2021

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: \$ 107811 00

11. DATE OF SALE (Numeric Digits): Mar 2039
Month / Year

12. DOWN PAYMENT \$ 15000 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: _____

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):

Tate Asset Recovery LLC
PO Box 699
Higley AZ 85236 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

PECAN CREEK - NORTH PARCEL 1 LOT 8 CAB D SLD 134 4950 SQ FT .11 A C

Signature of Buyer / Agent _____

State of Arizona

Subscribed and sworn to before me on this _____ day of _____

Notary Public Bryce Ethington

Notary Expiration Date _____

