



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-133022

WHEN RECORDED MAIL TO

Dianna Fosdick and Richard Fosdick

212 East 5th Place  
San Manuel, AZ 85631

DATE/TIME: 11/05/2021 1352

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2021-141107

A.P.N.: 307-07-385

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Alberto Gonzalez, an unmarried man**

Do/does hereby convey to

**Dianna Fosdick and Richard Fosdick, wife and husband, as community property with right of survivorship**

The following real property situated in Pinal County, Arizona

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION**

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 10, 2021

  
Alberto Gonzalez

State of Arizona

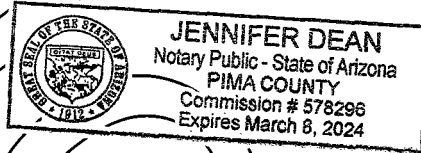
County of Pinal Pima

On this 2nd day of November, 2021, before me personally appeared

Alberto Gonzalez,  
whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

*Jennifer Dean*

Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 12, Block 45, , of SAN MANUEL TOWNSITE EXPANSION NO. 2 AMENDED PLAT, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Book 15 of Maps, Page 14 and in Cabinet B, Slide 10.

San Manuel

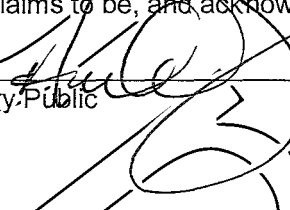


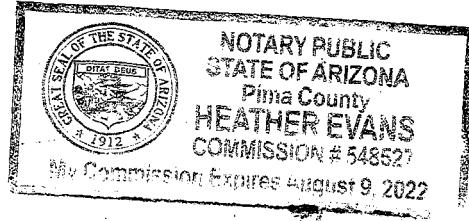
State of Arizona )

County of Pima )

On this 5<sup>th</sup> day of November, 2021, before me personally appeared

Dianna Fosdick and Richard Fosdick Jr.,  
whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

  
\_\_\_\_\_  
Notary Public



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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 307-07-3850  
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 (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-141107  
 RECORD DATE 11/05/2021

2. SELLER'S NAME AND ADDRESS:  
Alberto Gonzalez  
7772 North Jensen Dr  
Tucson, AZ 85741

10. SALE PRICE: \$ 142,500.00

11. DATE OF SALE (Numeric Digits): 9 / 21  
 Month Year

3. (a) BUYER'S NAME AND ADDRESS:  
Dianna Fosdick and Richard Fosdick  
615 W Alturas Street #320  
Tucson, AZ 85705

12. DOWN PAYMENT: \$ 4988.00

13. METHOD OF FINANCING:  
 e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify:  
 a.  Cash (100% of Sale Price)  
 b.  Exchange or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

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

4. ADDRESS OF PROPERTY:  
212 East 5th Place, San Manuel, AZ 85631

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% or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ \_\_\_\_\_ 00 AND

5. (a) MAIL TAX BILL TO:  
212 E. 5th Pl.  
San Manuel, AZ 85631  
 (b) Next tax payment due April 2022

6. PROPERTY TYPE (for Primary Parcel): (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: \_\_\_\_\_

15. PARTIAL INTEREST? If only a partial ownership interest is being sold, Briefly describe the partial interest: \_\_\_\_\_

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:  
 To be used as a primary residence.  Owner occupied, not a primary residence.  
 To be rented to someone other than "family member."

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% or more? Yes  No   
 If Yes, briefly describe the solar/energy efficient components: \_\_\_\_\_

See reverse side for definition of a "primary 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 Park \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Premier Title Agency  
1760 E River Rd, Suite 302  
Tucson, AZ 85718

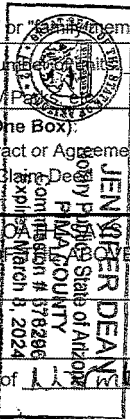
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed  
 b.  Special Warranty Deed  
 c.  Joint Tenancy Deed  
 d.  Contract or Agreement  
 e.  Quit Claim Deed  
 f.  Other \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy, if necessary)  
 See Exhibit "A" attached hereto and made a part hereof

THE UNDERSIGNED BEING DULY SWORN, ON OATH, 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 Alberto Gonzalez  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 20 day of November, 2021  
 Notary Public [Signature]  
 Notary Expiration Date 3/8/2024

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_





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