



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY

Silo Title

AND WHEN RECORDED MAIL TO:

Andrew Ralph Jensen and Tracy Ann Jensen

DATE/TIME: 11/15/2021 1433

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2021-144776

ESCROW-NO.: 08144040-831-JPB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Roseann T Arreola, An Unmarried Woman

do/does hereby convey to

Andrew Ralph Jensen and Tracy Ann Jensen, 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 November 4, 2021

SELLER:

Roseann T Arreola
Roseann T Arreola

State of ~~ARIZONA~~ Calif-05 } ss:
County of ~~Pinal~~ Ventura

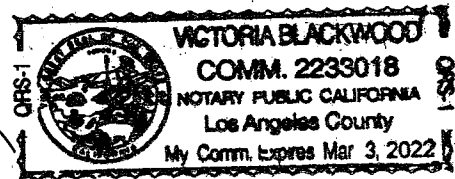
On 11-12-2021, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Roseann T Arreola 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 Victoria Blackwood

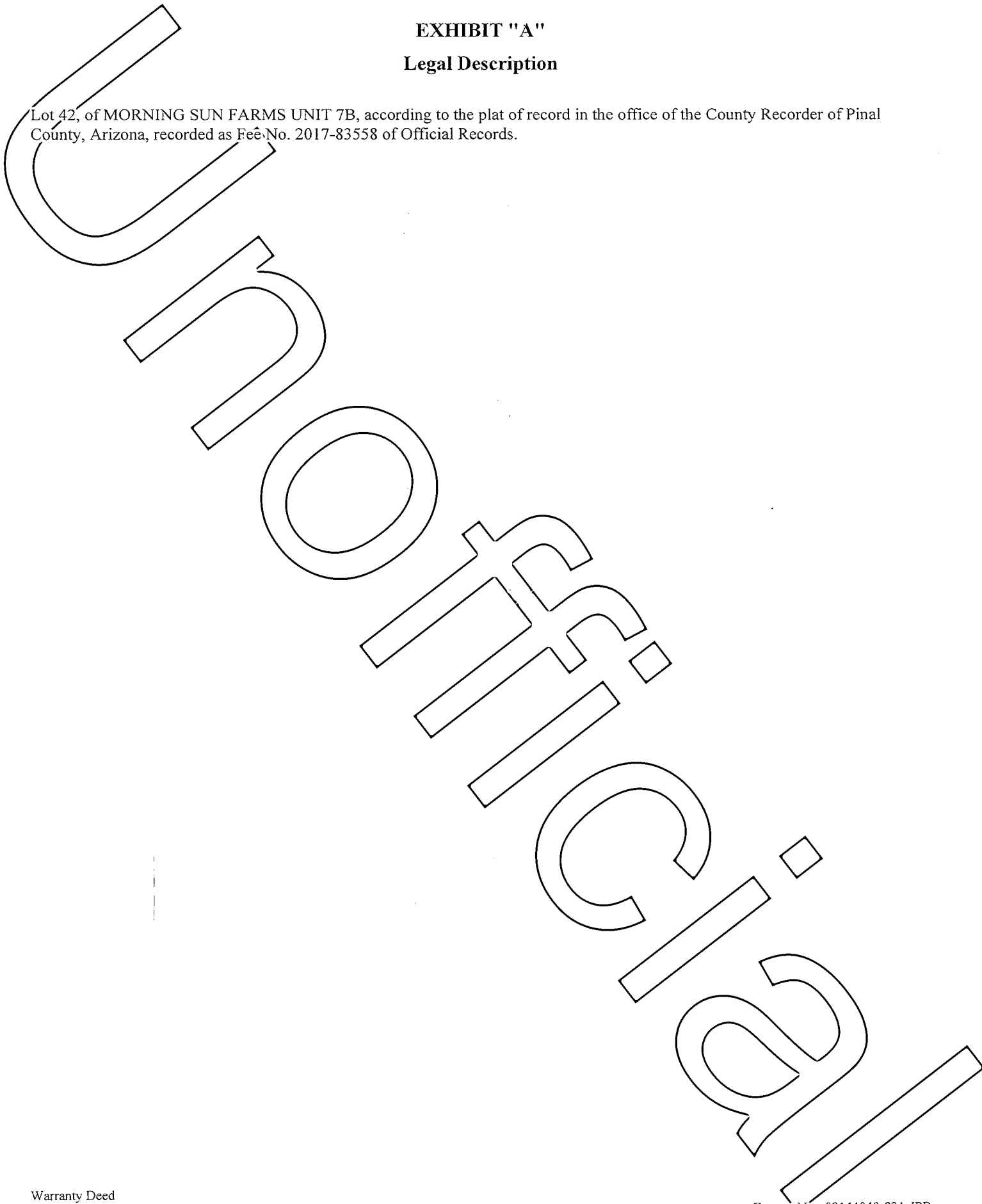
FOR NOTARY SEAL OR STAMP



Escrow.com

EXHIBIT "A"
Legal Description

Lot 42, of MORNING SUN FARMS UNIT 7B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded as Fee No. 2017-83558 of Official Records.



Acceptance of Community Property with Right of Survivorship

Andrew Ralph Jensen and Tracy Ann Jensen, 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 11/4/2021, and executed by **Roseann T Arreola**, as Grantors, to **Andrew Ralph Jensen and Tracy Ann Jensen**, 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: November 4, 2021

BUYERS:


 Andrew Ralph Jensen


 Tracy Ann Jensen

State of ARIZONA
County of Pinal

} ss:

On Nov 15, 2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Andrew Ralph Jensen and Tracy Ann Jensen, 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.



(This area for official notarial seal)

WITNESS my hand and official seal.

Signature 

EXHIBIT "A"

Legal Description

Lot 42, of MORNING SUN FARMS UNIT 7B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded as Fee No. 2017-83558 of Official Records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-93-187
 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) _____ (2) _____
 (3) _____ (4) ^

2. SELLER'S NAME AND ADDRESS:

Roseann T Arreola
1682 W Gordon Street
Queen Creek AZ 85142

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

Andrew Ralph Jensen
20934 Ocotillo Rd.
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

1682 W Gordon Street
Queen Creek, AZ 85142

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

Andrew Ralph Jensen
1682 W Gordon Street
Queen Creek, AZ 85142

(b) Next tax payment due April 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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.

Signature of Seller / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 15th day of NOV. 2021
 Notary Public _____
 Notary Expiration Date 09/30/2023



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-144776
 RECORD DATE 11/15/2021

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

10. SALE PRICE: \$ 515,000.00

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

12. DOWN PAYMENT \$ 340,000

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

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):
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.

Andrew Ralph Jensen, Tracy Ann Jensen
 Signature of Buyer / Agent
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 15th day of NOV 2021
 Notary Public _____
 Notary Expiration Date 11/1/24



EXHIBIT "A"
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MORNING SUN FARMS