



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Great American Title Agency, Inc.

DATE/TIME: 12/20/2021 0816

WHEN RECORDED MAIL TO:
Juan Manuel Mata and Leticia Mata
13220 S 48Th St apt # 1016
Phoenix, AZ 85044

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-160208

ESCROW NO.: 0192100571-BW

This area reserved for the County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Andra L. Petersen, a married woman, as her sole and separate property

does hereby convey to

and
Juan Manuel Mata, husband and wife Leticia Mata, 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.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: December 8, 2021.

GRANTOR(S):

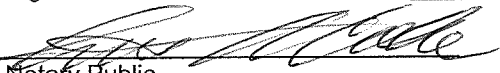


Andra L. Petersen

State of WYOMING

County of CAROLINA

Signed and sworn to before me the 16 day of DEC, 2021, by Andra L. Petersen.



Notary Public
My commission expires: SEP 27, 2023
Affix stamp/seal:

STEVEN A. CONK
NOTARY PUBLIC - WYOMING
Uinta County
My Commission Expires Sep. 27, 2023

Order No.: 0192100571-BW
Property Address: 43414 W. Cowpath Rd, Maricopa, AZ 85138
Warranty Deed
Page 1 of 2

EXHIBIT "A"

Lot 515, SENITA UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 98 and Affidavit of Correction, recorded as 2006-049475, of Official Records.

Order No.: 0192100571-BW
Property Address: 43414 W. Cowpath Rd, Maricopa, AZ 85138
Warranty Deed
Page 2 of 2

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Juan Manuel Mata, husband and wife Leticia Mata 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 December 8, 2021, and executed by Andra L. Petersen, a married woman, as her sole and separate property as Grantors, to Juan Manuel Mata, husband and wife Leticia Mata 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 a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with 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 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: December 8, 2021.

Grantee(s):

Juan Manuel Mata Leticia Mata
Juan Manuel Mata Leticia Mata

State of Arizona

County of Maricopa

Signed and sworn to before me the 17th day of December, 2021, by Juan Manuel Mata and Leticia Mata.

Bernadette Wylie
Notary Public
My commission expires: 8/2/2023
Affix stamp/seal:

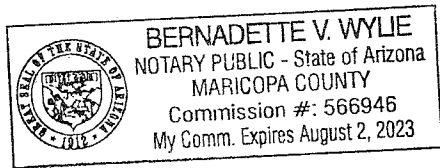


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UNRECORDED

Order No.: 0192100571-BW
Property Address: 43414 W. Cowpath Rd, Maricopa, AZ 85138
Acceptance of CPWROS-Deed
Page 2 of 2

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-38-5150

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

Andra L. Petersen

503 State Hwy, PO Box 422

Cokeville, WY 83114

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

Juan Manuel Mata and Leticia Mata

13220 S 48Th St apt # 1016

Phoenix, AZ 85044

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

43414 W. Cowpath Rd

Maricopa, AZ 85138

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

Juan Manuel Mata and Leticia Mata

43414 W. Cowpath Rd

Maricopa, AZ 85138

(b) Next tax payment due: May 1, 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
i. Other Use; Specify:
d. 2-4 Plex
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 _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-160208
RECORD DATE 12/20/2021

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: \$ 370000 00

11. DATE OF SALE (Numeric Digits): 12 / 2021
Month / Year

12. DOWN PAYMENT \$ 22,840.40 00

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
c. Assumption of existing loan(s)
d. Seller loan (Carryback) 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): BUYER AND SELLER HEREIN

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

Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this 17 day of December 20 21

Notary Public

Notary Expiration Date



BERNADETTE V. WYLIE
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
Commission #: 566946
My Comm. Expires August 2, 2023

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