



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/23/2021 0845

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-162473

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Lucino Galindo Diaz
0 Vacant Land
Superior, AZ 85173

FILE NO.: 1506510

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

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

Marguerite Kelly Clark, an unmarried woman

do/does hereby convey to

Lucino Galindo Diaz, a married man as his sole and separate property

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

Parcel No. 1:

The South 107 feet of Lot 7 and the South 100 feet of Lot 8, Block 29, First Southside Addition to the Town of Superior, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, page 35.

Except the West 10 feet of Lot 7.

Parcel No. 2:

The North 33 feet of Lot 7, Block 29, First Southside Addition to the Town of Superior, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, page 35.

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.

Date: December 16, 2021

Marguerite Kelly Clark
Marguerite Kelly Clark

State of Arizona

County of Pinal

ss

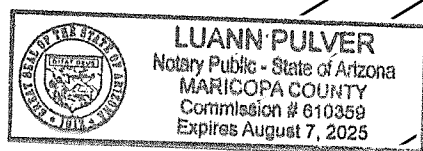
On 20 day of Dec, 2021, before me, the undersigned Notary Public, **Marguerite Kelly Clark**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

(Seal)

[Signature]
Notary Public

My commission expires: 8/7/25



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 105-04-210A
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? 3

Please list the additional parcels below (attach list if necessary):

(1) 105-04-208C (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:

Marguerite Kelly Clark
PO BOX 27533
Tempe, AZ 85285

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

Lucino Galindo Diaz
78 South Mitchell Drive
Superior, AZ 85173

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

4. ADDRESS OF PROPERTY:

0 Vacant Land
Superior, AZ 85173

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

Lucino Galindo Diaz
78 South Mitchell Drive
Superior, AZ 85173

(b) Next tax payment due 10/01/2022

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-162473
RECORD DATE 12/23/2021

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: \$ 15,000.00

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

12. DOWN PAYMENT \$ 15,000 00

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify:
b. ☐ Barter or trade
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: NA

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:

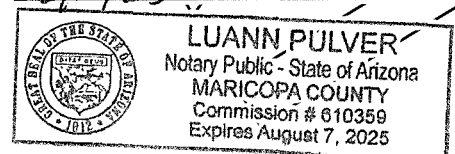
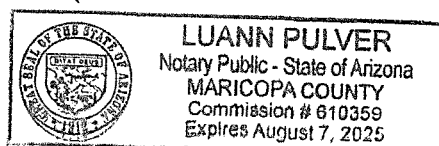
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER HEREIN /

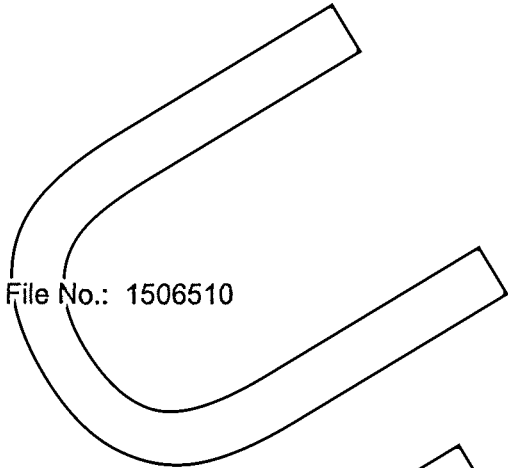
18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

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 Marguerite Kelly Clark
State of Arizona, County of Maricopa
Subscribed and sworn to before me
on this 20th day of Dec, 2021
Notary Public
Notary Expiration Date 8/7/25

Signature of Buyer / Agent Lucino Galindo Diaz
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this
22 day of Dec, 2021
Notary Public
Notary Expiration Date 8/7/25





File No.: 1506510

EXHIBIT "A"
Legal Description

Parcel No. 1:

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