



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 12/29/2021 1514

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-164930

Recording Requested by:  
First American Title Insurance Company

When recorded, mail to:  
Danielle Toupo Delima and Franz Willot Delima  
249 West Dewey Avenue  
Coolidge, AZ 85128

**SPECIAL WARRANTY DEED**

Escrow No. 435-6175034 (BE)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**WJH Sales of AZ LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Danielle Toupo Delima and Franz Willot Delima, wife and husband**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT ONE HUNDRED TWENTY-THREE (123) OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, SLIDE 172.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

See Acceptance Attached hereto and by reference made a part hereof

DATED: December 21, 2021

WJH Sales of AZ LLC, an Arizona Limited Liability Company

By: 

Name: Katie Madigan

Title: Closing Supervisor

STATE OF GEORGIA )

)ss.

County of Gwinnett )

On December 23, 2021, before me, the undersigned Notary Public, personally appeared Katie Madigan, as **Closing Supervisor of WJH Sales of AZ LLC, an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

  
Notary Public

My Commission Expires: 5/8/2023

Dana S Shearer  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires May 8, 2023

## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated December 21, 2021 by and between WJH Sales of AZ LLC and Danielle Toupo Delima and Franz Willot Delima.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: December 21, 2021  
Danielle Toupo Delima by Franz  
Willot Delima as attorney in fact

Danielle Toupo Delima by Franz Willot Delima as  
Attorney In Fact

*Franz Willot Delima*  
\_\_\_\_\_  
Franz Willot Delima

STATE OF AZ

County of Maricopa

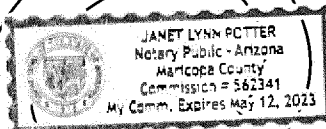
On December 23, 2021, before me, the undersigned Notary Public, personally appeared **Danielle Toupo Delima by Franz Willot Delima as Attorney In Fact**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

May 12, 2023

*Janet Lynn Potter*  
\_\_\_\_\_  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 205-24-07307

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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_**2. SELLER'S NAME AND ADDRESS:**WJH Sales of AZ LLC3091 Governors Lake Dr STE 300Atlanta, GA 30071**3. (a) BUYER'S NAME AND ADDRESS:**Danielle Toupo Delima and Franz Willot Delima249 West Dewey AvenueCoolidge, AZ 85128(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**249 West Dewey AvenueCoolidge, AZ 85128**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Danielle Toupo Delima and Franz Willot Delima249 West Dewey AvenueCoolidge, AZ 85128(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. ☐ Agriculture  
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home  
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

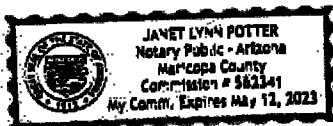
Subscribed and sworn to before me on this 23 day of December, 2021

Notary Public

Notary Expiration Date

2021

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION  
FEE NO  
RECORD DATEPINAL  
2021-164930  
12/29/2021**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:** \$ 259,990.00 00**11. DATE OF SALE (Numeric Digits):** 1 2 / 2 0 2 0  
Month/Year**12. DOWN PAYMENT:** \$ 51,998.00 00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from  
Financial institution:  
b. ☐ Barter or trade (1) ☒ Conventional  
(2) ☐ VA  
c. ☐ Assumption of existing loan(s) (3) ☐ FHA  
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:

\$ 0.00 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):**Danielle Toupo Delima and Franz Willot Delima249 West Dewey AvenueCoolidge, AZ 85128**18. LEGAL DESCRIPTION (attach copy if necessary):**Lot 123 of PICACHO CROSSING (G / 172)

Signature of Buyer / Agent

State of Arizona

Subscribed and sworn to before me on this 23 day of December, 2021

Notary Public

Notary Expiration Date

2021

