



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 03/14/2022 1001

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-030060

**RECORDING REQUESTED BY:**

Security Title Agency, Inc.

**Escrow No.:** 61220024-061-MW3

**WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:**

Eileen Aranda, Successor Trustee of the Luis  
Aranda and Eileen Aranda Revocable Trust,  
dated October 1, 2001, as amended  
807 E Farmers Ln  
Queen Creek, AZ 85140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Gary Gastaldo and Lori A. Gastaldo, husband and wife**

("Grantor") conveys to

**Eileen Aranda, Successor Trustee of the Luis Aranda and Eileen Aranda Revocable Trust, dated October 1, 2001,  
as amended**

the following real property situated in **Pinal County, ARIZONA:**

**Lot 1512, Final Plat For Shea Homes At Johnson Farms, Neighborhood 4A, according to Map in Recording No.  
2016-059774, records of Pinal County, Arizona.**

**Pursuant to ARS Section 33-404, the names and addresses of the beneficiaries of the The Luis Aranda and Eileen  
Aranda Revocable Trust, dated October 1, 2001, as amended.**

**Eileen Aranda**

**3574 E Gemini Pl., Chandler, AZ 85249**

**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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: February 22, 2022

**Grantor(s):**

Gary Gastaldo  
Gary Gastaldo

Lori A. Gastaldo  
Lori A. Gastaldo

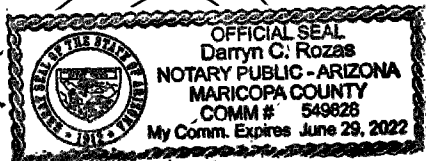
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of MARICOPA

The foregoing document was acknowledged before me this 23 day of Feb 2022

by Gary Gastaldo and Lori A. Gastaldo

(Seal)



Darryn C. Rozas

Notary Public

OFFICIAL SEAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-06-207  
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) \_\_\_\_\_ (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Gary Gastaldo and Lori A. Gastaldo  
807 E Farmers Ln  
Queen Creek, AZ 85140

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

Eileen Aranda, Successor Trustee of the Luis Aranda and Eileen Aranda Revocable Trust, dated October 1, 2001, as amended  
3574 E Gemini Pl.  
Chandler, AZ 85249

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

4. ADDRESS OF PROPERTY:

807 E Farmers Ln  
Queen Creek, AZ 85140

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

Eileen Aranda, Successor Trustee of the Luis Aranda and Eileen Aranda Revocable Trust, dated October 1, 2001, as amended  
807 E Farmers Ln  
Queen Creek, AZ 85140

(b) Next tax payment due October 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
- 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 2022-030060  
RECORD DATE 03/14/2022

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: \$ 612,000.00

11. DATE OF SALE (Numeric Digits): 03 / 2022  
Month / Year

12. DOWN PAYMENT \$ 612,000.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- 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:

\$ 0 00 AND

briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: None

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):  
Parties Herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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 AZ, County of Maricopa

Subscribed and sworn to before me on this 11 day of March 2022

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

Notary Expiration Date May 24, 2025

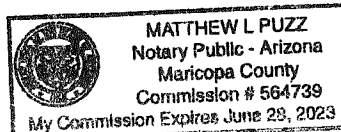
Signature of Buyer / Agent \_\_\_\_\_

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 10 day of MARCH 2022

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

Notary Expiration Date 6/28/2023



**EXHIBIT "A"**  
**Legal Description**

Lot 1512, Final Plat For Shea Homes At Johnson Farms, Neighborhood 4A, according to Map in Recording No. 2016-059774, records of Pinal County, Arizona.

Johnson Farms