



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/14/2022 1300
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-030277

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

MARCO ANTONIO ARIAS AND ROSALBA ARIAS
1709 WESTMORELAND DRIVE
MONTEBELLO, CA 90640

Escrow #: 229022-052

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

Zillow Homes Property Trust, a Delaware Statutory Trust ("Grantor"), do/does hereby convey to Marco Antonio Arias, a single man; and Rosalba Arias, a single woman ("Grantee"), the following real property situated in Pinal County, Arizona:

Lot 39, of FINAL PLAT FOR PARCEL 2 AT HOMESTEAD NORTH, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 135.

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; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affect the Property.

GRANTOR hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

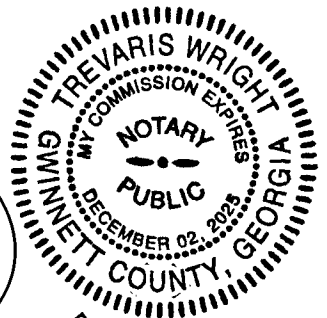
GRANTOR:

Zillow Homes Property Trust, a Delaware Statutory Trust.

By: _____ Date: _____

Its: Logan Weeks

Date: 3/9/22



State of Arizona GA
County of Pinal Fulton

On this 9 day of March, 2022, before me personally appeared, Trustee for Zillow Homes Property Trust, a Delaware Statutory Trust whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Trevaris Wright
Notary Public

My commission expires on 12-2-25

(Affix notary seal here)

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Escrow #: 229022-052

THAT certain deed dated March 9, 2022, Wherein

Zillow Homes Property Trust, a Delaware Statutory Trust, Grantor(s),

convey to

Marco Antonio Arias, a single man, and Rosalba Arias, a single woman, Grantee(s),

THAT each for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Pinal County, Arizona, described as follows:

Lot 39, of FINAL PLAT FOR PARCEL 2 AT HOMESTEAD NORTH, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 135.

THAT each of the undersigned individually and jointly as such Grantee hereby declare that is it their intention to accept such conveyance as joint tenants with right of survivorship, not as tenants in common, not as a community property estate and not as community property with right of survivorship.

THAT by the execution and delivery of this Acceptance of Joint Tenancy with Right of Survivorship, the undersigned intend to evidence their acceptance of said deed as joint tenancy with right of survivorship, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

Dated: March 9, 2022

GRANTEE(S):

Marco Antonio Arias

Rosalba Arias

Date: 3-9-2022

State of California

County of Los Angeles

On this 9 day of March, 2022, before me personally appeared Marco Antonio Arias and Rosalba Arias, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Elizabeth Gonzalez
Notary Public

My commission expires on Aug 2, 2023

(Affix notary seal here)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-43-1580
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:

Zillow Homes Property Trust, a Delaware Statutory Trust
4343 N. Scottsdale Road, #390
Scottsdale, AZ 85251

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

Marco Antonio Arias and Rosalba Arias
1709 Westmoreland Drive
Montebello, CA 90640

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

4. ADDRESS OF PROPERTY:

40834 West Robbins Drive
Maricopa, AZ 85138

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

Marco Antonio Arias and Rosalba Arias
1709 Westmoreland Drive
Montebello, CA 90640

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

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

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

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 [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 11th day of March, 2022
Notary Public Margie D. Lazare-Hoekstra
Notary Expiration Date 9/19/2024



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-030277
RECORD DATE 03/14/2022

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

10. SALE PRICE: \$466,000.00

11. DATE OF SALE (Numeric Digits): 1/2022
Month / Year

12. DOWN PAYMENT \$46,900.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
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 [Signature]
State of Arizona, County of Pinal
Subscribed and sworn to before me on this _____ day of _____, 20____
Notary Public Elizabeth Gonzalez
Notary Expiration Date Aug 2, 2023

(see attached)

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 9 day of March, 2022, by
Date Month Year

(1) Marco Antonio Arias

(and) (2) Rosalba Arias,
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Property Value

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT "A"
Legal Description

Lot 39, of FINAL PLAT FOR PARCEL 2 AT HOMESTEAD NORTH, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 135.

HOMESTEAD NORTH