



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/21/2022 1441
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2022-033514

RECORDING REQUESTED BY
Magnus Title

AND WHEN RECORDED MAIL TO:
Mark Allen Reynoso and Natasha
Hemming Reynoso

ESCROW NO.: 08149295-831-JPB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Jeffery Parr, as Personal Representative of the Estate of Sandra L. Elder, deceased, Probate No. PB2022-00125

do/does hereby convey to

Mark Allen Reynoso and Natasha Hemming Reynoso, 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. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated March 17, 2022

SELLER:

Jeffery Parr
Jeffery Parr, as Personal Representative of the
Estate of Sandra L. Elder, deceased, Probate No.
PB2022-00125

State of ~~ARIZONA~~ ^{AT} Louisiana } ss:
County of ~~Pinal~~ ^{At} Terrebonne

On March 18, 2022, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally
appeared Jeffery Parr, as Personal Representative of the Estate of
Sandra L. Elder, deceased, Probate No. PB2022-00125
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 the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

ANNETTE TURNER
Notary Public State of Louisiana
Notary ID 155491
LIFETIME COMMISSION

WITNESS my hand and official seal

Signature

Annette Turner

NOTARY PUBLIC

EXHIBIT "A"
Legal Description

Lot 26, Final Plat for Unit One of Copper Basin, according to Cabinet D, Slide 55, records of Pinal County, Arizona;

Excepting all oil, gas, metals and mineral rights and right to minerals as provided by ARS 37-231, together with all geothermal resources as provided by ARS 37-231, as reserved in the Patent from the United States of America, recorded in Docket 1435, page 620-623, of Official Records.

Copper Basin

Acceptance of Community Property with Right of Survivorship

Mark Allen Reynoso and Natasha Hemming Reynoso, Husband and Wife 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 3/17/2022, and executed by Jeffery Parr, as Personal Representative of the Estate of Sandra L. Elder, deceased, Probate No. PB2022-00125, as Grantors, to Mark Allen Reynoso and Natasha Hemming Reynoso, 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 Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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: March 17, 2022

BUYERS:

[Handwritten signature of Mark Allen Reynoso]

Mark Allen Reynoso

[Handwritten signature of Natasha Hemming Reynoso]

Natasha Hemming Reynoso

California
State of ~~ARIZONA~~
County of ~~Pinal~~ *Los Angeles*

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.

} ss:

On March 19 2022 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Mark Allen Reynoso and Natasha Hemming Reynoso, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *[Handwritten signature]*

(This area for official notarial seal)

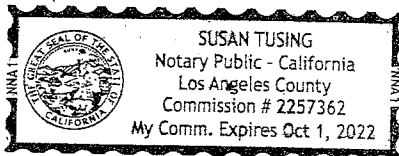


EXHIBIT "A"
Legal Description

Lot 26, Final Plat for Unit One of Copper Basin, according to Cabinet D, Slide 55, records of Pinal County, Arizona;

Excepting all oil, gas, metals and mineral rights and right to minerals as provided by ARS 37-231, together with all geothermal resources as provided by ARS 37-231, as reserved in the Patent from the United States of America, recorded in Docket 1435, page 620-623, of Official Records.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-67-026
 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:

Jeffery Parr, as Personal Representative of the Estate of Sandra L. Elder, deceased, Probate No. PB2022-00125
1853 Supreme Dr
Thibodaux, LA 70301

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

Mark Allen Reynoso
520 Redlands Ave
Claremont, CA 91711

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

4. ADDRESS OF PROPERTY:

2822 E Bagdad Road
San Tan Valley, AZ 85143

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

Mark Allen Reynoso
520 Redlands Ave
Claremont, CA 91711

(b) Next tax payment due October 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 FULLY 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 County of Maricopa
 Subscribed and sworn to before me on this 21 day of March 2022
 Notary Public Kellie A. Schatz
 Notary Expiration Date 07-15-2025



KELLIE A. SCHATZ
 Notary Public - Arizona
 Maricopa Co. / #609377
 Expires 07/15/2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-033514
 RECORD DATE 03/21/2022

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: \$ 311,500.00

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

12. DOWN PAYMENT \$ 62,300.00

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):
Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

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

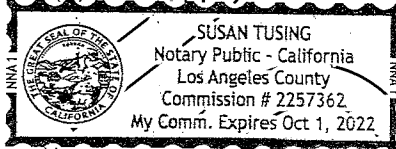
Signature of Buyer / Agent _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

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 19th
day of March, 2022, by Mark Allen Reynoso &
Natasha Hemming Reynoso

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



(Seal)

Signature Susan

EXHIBIT "A"

Legal Description

Lot 26, Final Plat for Unit One of Copper Basin, according to Cabinet D, Slide 55, records of Pinal County, Arizona;

Excepting all oil, gas, metals and mineral rights and right to minerals as provided by ARS 37-231, together with all geothermal resources as provided by ARS 37-231, as reserved in the Patent from the United States of America, recorded in Docket 1435, page 620-623, of Official Records.

UNOFFICIAL