



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/24/2022 0954
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2022-035039

WHEN RECORDED MAIL TO:
Giuseppe Alessi and Denise Alessi
7146 E Mallard Court
San Tan Valley, AZ 85143

RECORDING REQUESTED BY:
Zillow Closing Services, LLC
Escrow No.: 2202-AZ-145594

SPECIAL WARRANTY DEED

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

Zillow Homes Property Trust, a Delaware Statutory Trust , ,

as Grantor, do hereby convey to

Giuseppe Alessi and Denise Alessi, husband and wife as joint tenants, with right of survivorship,

as Grantee, the following described property situated in the County of Pinal, State of Arizona, together with all rights and privileges appurtenant thereto (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof

The beneficiaries names and addresses of the Zillow Home Property Trust are as follows:

Signpost Homes, Inc.
SPH Property Two, LLC
1301 2nd Avenue
Seattle, WA 98101

SPH Property One, LLC
SPH Property Three, LLC

SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the subject property as described on Exhibit "A"; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

AND Grantor hereby binds Grantor and Grantor's successors to warrant and defend the title to the Property as against all acts of Grantor and none other, subject to the matters set forth above.

Dated this 7th day of March, 2022.

Zillow Homes Property Trust, a Delaware Statutory Trust
By: Signpost Homes, Inc
Its: Titling Trust Administrator

By: Bianca Guffy
Name: Bianca Guffy
Its: Authorized Signatory

State of Georgia
County of Fulton

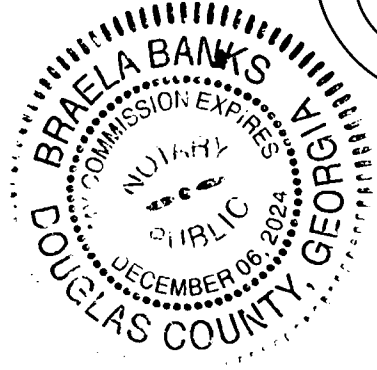
)
SS
)

This instrument was acknowledged before me on this day 7th of March, 2022
by Bianca Guffy its Authorized Signor for Zillow Homes
Property Trust, a Delaware Statutory Trust.

[Signature]
Notary Public

Braela Banks
Printed Name

My commission expires: 12/06/24



WIRE

WHEN RECORDED MAIL TO:

Giuseppe Alessi and Denise Alessi
7146 E Mallard Court
San Tan Valley, AZ 85143

RECORDING REQUESTED BY:

Zillow Closing Services, LLC
Escrow No.: 2202-AZ-145594

ACCEPTANCE OF JOINT TENANCY

Giuseppe Alessi and Denise Alessi, 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 Warranty deed which is dated March 07, 2022 and

executed by Zillow Homes Property Trust, a Delaware Statutory Trust, , as Grantor to Giuseppe Alessi and Denise Alessi, husband and wife, as Grantee and which instrument concerns the following described property:

See Exhibit A attached hereto and made a part hereof

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such JOINT TENANTS WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as community property but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Dated this 19 day of MARCH, 2022.

Giuseppe Alessi
Giuseppe Alessi

Denise Alessi
Denise Alessi

State of Arizona)

ss

County of Pinal)

This instrument was acknowledged before me on this day 19th of March,
2022 by Giuseppe Alessi and Denise Alessi.

C. Cavena, Notary Public
Notary Public

C. Cavena
Printed Name

My commission expires: 11/20/2024



**Exhibit A
Legal Description**

Lot 175 of Quail Run according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 172, and as Amended in Affidavit of Correction recorded in Document No. 2006-113116.

Parcel ID No: 210-24-27503

For information purposes only: 7146 E Mallard Court, San Tan Valley, AZ 85143

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-2750
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. SELLERS NAME & ADDRESS:

Zillow Homes Property Trust, a Delaware Statutory Trust
4343 N Scottsdale Rd
Scottsdale, AZ 85251

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

Giuseppe Alessi and Denise Alessi
15613 W Marconi Ave
Surprise, AZ 85374

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

4. ADDRESS OF PROPERTY:

7146 E Mallard Court
San Tan Valley, AZ 85143

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

Giuseppe Alessi and Denise Alessi
15613 W Marconi Ave
Surprise, AZ 85374

(b) Next tax payment due [10/2022]

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box[Enter Data]

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

7. RESIDENTIAL BUYERS 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" or "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

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-035039
RECORD DATE 03/24/2022

10. SALE PRICE: \$410,000.00

11. DATE OF SALE (Numeric Digits): [3/2022]
Month / Year

12. DOWN PAYMENT \$ 0

13. METHOD OF FINANCING: [Enter Data]

- 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 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):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV
Parks, etc.

See attached Exhibit "A"

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

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 TX, County of Dallas

Subscribed and sworn to before me on this 21 day of 03, 2022

Notary Public Jaime Osina

Notary Expiration Date April 24, 2022

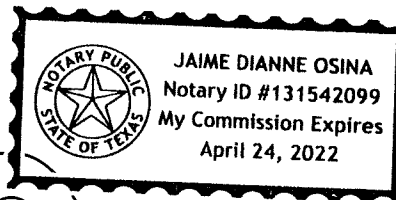
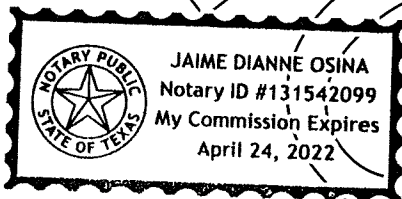
Signature of Buyer/Agent

State of TX, County of Dallas

Subscribed and sworn to before me on this 21 day of 03, 2022

Notary Public Jaime Osina

Notary Expiration Date April 24, 2022



FILED
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EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

Lot 175 of Quail Run according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 172, and as Amended in Affidavit of Correction recorded in Document No. 2006-113116.

WATERGATE