



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/31/2022 0957
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-038418

RECORDING REQUESTED BY
Title Alliance of Gilbert
APN: 109-29-429
WHEN RECORDED MAIL TO
Title Alliance of Gilbert
830 S. Higley Road
Gilbert, AZ 85296
File No. 693-200400

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged

RES Acquisitions LLC, an Arizona Limited Liability Company

do hereby convey to

Georgina Molina, a single woman and Marcus Medina, a single man, joint tenants with full rights of survivorship

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

See Exhibit A

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 28 day of March, 2022

RES Acquisitions LLC, an Arizona Limited Liability Company

By: [Signature]
Ron Sears, Manager

State of Arizona

County of Maricopa

On this 30th day of March, 20 22 before me, personally appeared Ron Sears (name of signer) whose identity was proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this document, and who acknowledge that he/she signed the above/attached document.

[Signature]
Notary Public

My commission expires: 8.6.2024

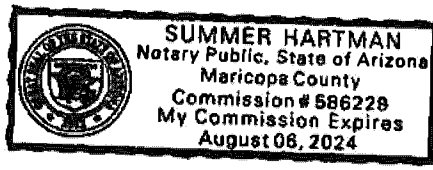


EXHIBIT A

LOT 90, OF PECAN CREEK - NORTH PARCEL 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 141.

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ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Georgina Molina and Marcus Medina, each being duly sworn upon oath for himself or herself and jointly but not one for the other deposes and says:

THAT I/we are the Grantee(s) named in that certain deed which is dated 3/24/2022 and executed by RES Acquisitions, LLC as Grantor(s) and Georgina Molina and Marcus Medina as Grantee(s) and which instrument concerns the following described property:

See Exhibit A attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as Joint Tenants with right of survivorship; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as a community property estate but as Joint Tenants with right of survivorship.

Georgina Molina
Georgina Molina

Marcus Medina
Marcus Medina

State of Arizona

County of Maverick

On this 29 day of March, 20 22 before me, personally appeared Georgina Molina and Marcus Medina (name of signer) whose identity was proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this document, and who acknowledge that he/she signed the above/attached document.

[Signature]
Notary Public

My commission expires: 4/13/25

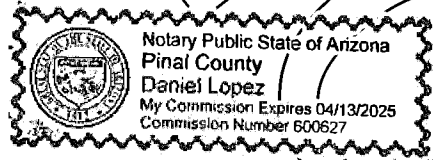


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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-29-429
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? 3

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

RES Acquisitions LLC
1135 N. Recker Rd #102
Mesa, AZ 85205

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

Georgina Molina and Marcus Medina
3238 E Fairview St
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

1661 E Heather Dr
San Tan Valley, AZ 85140

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

Georgina Molina and Marcus Medina
3238 E Fairview St
Gilbert, AZ 85295

(b) Next tax payment due October 1, 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. Agriculture
- 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: _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 30th day of March, 2022
Notary Public: Lizbeth Quintero
Notary Expiration Date: 4/15/2025

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2022-038418
RECORD DATE 03/31/2022

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: \$520,000.00

11. DATE OF SALE (Numeric Digits): 2/28/2022
Month / Year

12. DOWN PAYMENT: \$26,000.00

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: \$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: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

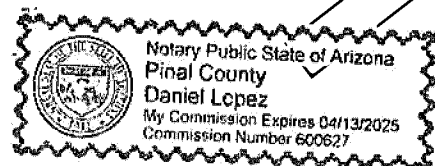
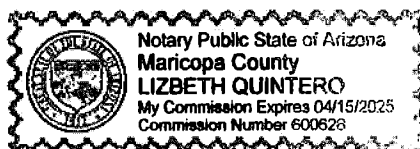
- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Title Alliance of Gilbert
830 S. Higley Road
Gilbert, AZ 85296

18. LEGAL DESCRIPTION (attach copy if necessary):
See legal description attached hereto

Signature of Buyer / Agent: _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 29 day of March, 2022
Notary Public: Daniel Lopez
Notary Expiration Date: 4/13/25



Legal Description

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