



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/29/2022 1312

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-051805

RECORDING REQUESTED BY:  
Empire Title Agency

WHEN RECORDED MAIL TO:  
BreeAnn Maffey and Sonya Azevedo  
45645 W Sky Lane  
Maricopa, AZ 85139

FILE NO.: 1589691 | KW

1 of 2

SPACE ABOVE THIS LINE FOR RECORDERS USE

### WARRANTY DEED

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

**314 Acre Plus, LLC, a Michigan Limited Liability Company**

do/does hereby convey to

**BreeAnn Maffey, an unmarried woman and Sonya Azevedo, an unmarried woman**

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

Lot 46, MARICOPA MEADOWS PARCEL 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 46 and Certificate of Correction recorded in Document No. 2004-91493.

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.

Date: April 21, 2022

File No.: 1589691  
Warranty Deed - Continued  
Page 2

314 Acre Plus, LLC, a Michigan Limited Liability Company

By Edward T. Peters, Co-Managing Member

By Ernest T. Peters, Co-Managing Member

State of Arizona

County of Pinal

) ss

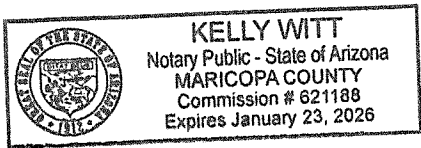
On 26<sup>th</sup> day of April, 2022, before me, the undersigned Notary Public, **Edward T. Peters and Ernest T. Peters as Co-Managing Members of 314 Acre Plus, LLC, a Michigan limited Liability Company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 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.

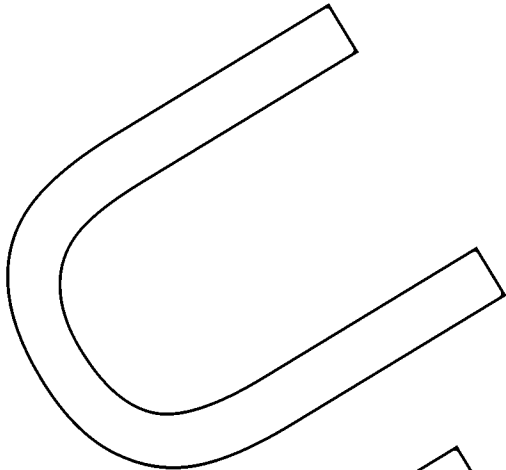
WITNESS my hand and official seal.

(Seal)

Notary Public

My commission expires: 1/23/26





File No.: 1589691

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

That certain Deed dated April 21, 2022, wherein 314 Acre Plus, LLC, a Michigan Limited Liability Company, as Grantors, convey to BreeAnn Maffey, an unmarried woman and Sonya Azevedo, an unmarried woman, not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 46, MARICOPA MEADOWS PARCEL 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 46 and Certificate of Correction recorded in Document No. 2004-91493.

Is hereby accepted and approved by the undersigned Grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Date: April 21, 2022

\_\_\_\_\_  
BreeAnn Maffey

\_\_\_\_\_  
Sonya Azevedo

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

*N. Pulido*  
State of ~~Arizona~~ California  
County of ~~Pinal~~ Orange

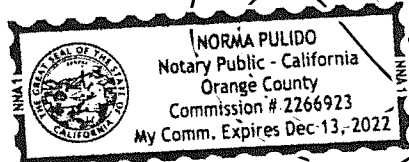
)  
) ss  
)

This instrument was acknowledged before me this 21<sup>st</sup> day of April, 2022 by BreeAnn Maffey and Sonya Azevedo.

(Seal)

My commission expires: 12/13/2022  
*12/13/2022*

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



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 512-33-3810  
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? N/A

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

314 Acre Plus, LLC, a Michigan Limited Liability Company  
PO Box 653  
Mount Pleasant, MI 48804

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

BreeAnn Maffey and Sonya Azavedo  
551 N Tustin Ave Apt D  
Santa Ana, CA 92705

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

**4. ADDRESS OF PROPERTY:**

45645 W Sky Lane  
Maricopa, AZ 85139

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

BreeAnn Maffey and Sonya Azavedo  
45645 W Sky Lane  
Maricopa, AZ 85139

(b) Next tax payment due 10/1/2022

**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.  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.

Paulette Peralta  
Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me

on this 28 day April of, 2022

Notary Public Heather Cruz

Notary Expiration Date June 8, 2024



DOR FORM 82162 (02/20)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2022-051805  
RECORD DATE 04/29/2022

**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:** \$ 344,000.00

**11. DATE OF SALE (Numeric Digits):** 05/2022  
Month / Year

**12. DOWN PAYMENT** \$ \$ 13,233.00

**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 attached Exhibit "A"

Paulette Peralta  
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this

\_\_\_\_\_ day \_\_\_\_\_ of, 20\_\_\_\_\_

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

Notary Expiration Date \_\_\_\_\_

SEE ATTACHED CALIFORNIA COMPLIANT FORM

**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 Orange

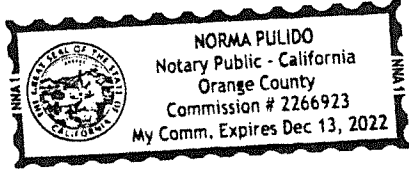
Subscribed and sworn to (or affirmed) before me on this 27th day of April, 2022, by  
Date Month Year

(1) Breeann Maffey

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

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

Signature [Signature]  
Signature of Notary Public



Place Notary Seal and/or Stamp Above

**OPTIONAL**

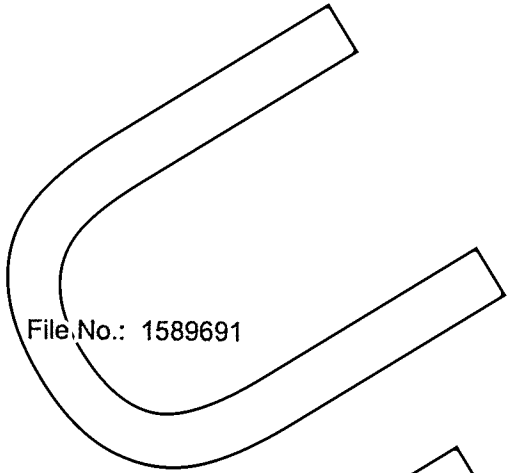
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value

Document Date: NONE Number of Pages: 01

Signer(s) Other Than Named Above: NONE



File No.: 1589691

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

Lot 46, MARICOPA MEADOWS PARCEL 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 46 and Certificate of Correction recorded in Document No. 2004-91493.

