



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/27/2022 1557
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-073366

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:
Monica Ofelia Dominguez Matthews
345 W Essex Rd
Kearny, AZ 85137

ESCROW NO.: 511-2218448-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Clinton Sandefer, an unmarried man

do/does hereby convey to

Monica Ofelia Matthews, a married woman sole and separate

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

LOT 2, BLOCK 8, KEARNY SUBDIVISION NO. 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 51.

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

Also known by street and number as: 345 W Essex Rd, Kearny, AZ 85137

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.

Escrow No.: 511-2218448-S

18th CAS

Dated: June 14, 2022

Grantors:

Clinton Sandefer
Clinton Sandefer

STATE OF Oregon

COUNTY OF Umatilla

On this 18th day of June, 2022, before me personally appeared Clinton Sandefer, an unmarried man, 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.

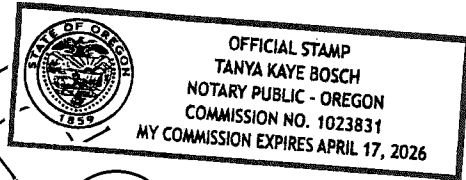
FOR NOTARY SEAL OR STAMP

Tanya Bosch Notary Public

Notary Public

Tanya Kaye Bosch

Print Name



Witness my hand and official seal.

My Commission Expires April 17, 2026

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 301-13-0680

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) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Clinton Sandefer

3672 S Finch Cir

Sierra Vista, AZ 85650

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

Monica Ofelia Dominguez Matthews

1531 W Maldonado Road

Phoenix, AZ 85041

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

345 W Essex Rd

Kearny, AZ 85137

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

Monica Ofelia Dominguez Matthews

345 W Essex Rd

Kearny, AZ 85137

(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. 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 Clinton Sandefer
 State of Oregon, County of Umatilla
 Subscribed and sworn to before me on this 18th day of June 2022
 Notary Public Tanya Kaye Bosch
 Notary Expiration Date April 17, 2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-073366
 RECORD DATE 06/27/2022

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: \$ 165000 00

11. DATE OF SALE (Numeric Digits): 6 / 2022
Month / Year

12. DOWN PAYMENT \$ 12970 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:
Solar Panels

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

First Integrity Title Agency of Arizona, LLC
5100 N. 99th Avenue, Suite 112
Glendale, AZ 85037

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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

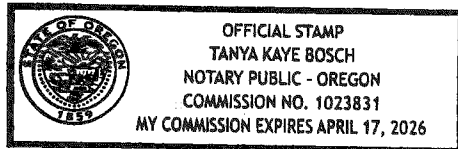


EXHIBIT "A"

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

Signed in Counterpart

Signature of Buyer / Agent
State of _____ County of _____
Subscribed and sworn to before me on this 24 day of June 2022
Notary Public
Notary Expiration Date 1-8-2026

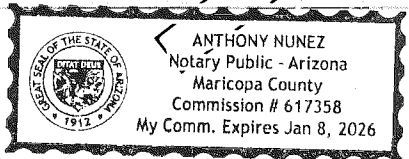


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