



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 07/12/2022 1254

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-078502

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Christina Anne Keeling

ESCROW NO.: 600-220832-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Christopher Robert Mendez and Lacey Nichole Mendez, husband and wife

do/does hereby convey to

Christina Anne Keeling, a married woman, as her sole and separate property

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

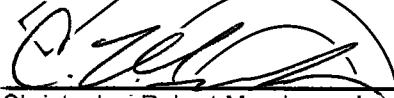
See Exhibit "A" attached hereto and made a part hereof.

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: July 11, 2022

Grantors:



Christopher Robert Mendez



Lacey Nichole Mendez

Escrow No.: 600-220832-TS

State of Arizona }ss:

County of Pinal

On this 11 day of July, 2022, before me,

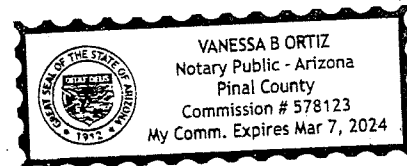
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Christopher Robert Mendez
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.

Notary Public: [Signature]

My Commission Expires: 3.7.2024

FOR NOTARY SEAL OR STAMP



State of Arizona }ss:

County of Pinal

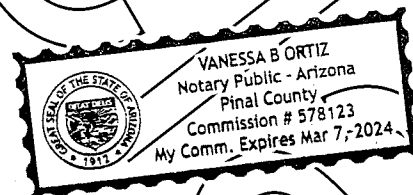
On this 11 day of July, 2022, before me,

The Undersigned
a Notary Public in and for said County and State, personally
appeared

Lacey Nichole Mendez
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.

Notary Public: [Signature]

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Escrow No.: **600-220832-TS**

EXHIBIT "A"

LOT 9, OF G DIAMOND RANCH PRESERVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL, COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 24.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN PATENT RECORDED IN BOOK 75 OF DEEDS, PAGE 447.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-01-6810

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

Christopher Robert Mendez and Lacey Nichole Mendez

1233 E. Clearview Dr.
Casa Grande AZ 85122

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

Christina Anne Keeling

2077 N. Lakeshore Drive

Casa Grande, AZ 85122

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1421 E. Dove Place

Casa Grande, AZ 85122

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

Christina Anne Keeling

1421 E Dove Pl

Casa Grande AZ 85122

(b) Next tax payment due 1st half 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify:
d. ☐ 2-4 Plex
e. ☐ Apartment Building

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

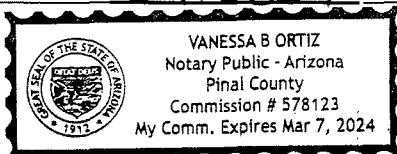
State of Arizona County of Pinal

Subscribed and sworn to before me on this 11 day of July 20 22

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2022-078502
07/12/2022

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:

10. SALE PRICE: \$ 895000 00

11. DATE OF SALE (Numeric Digits): 04 / 2022
Month / Year

12. DOWN PAYMENT \$ 247,800 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller loan (Carryback) (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:

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 Security Agency, LLC

421 E. Cottonwood Lane

Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of Arizona County of Pinal

Subscribed and sworn to before me on this 11 day of July 20 22

Notary Public

Notary Expiration Date

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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

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

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Signature of Buyer / Agent

State of Arizona, County of Pinal

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Notary Public

Notary Expiration Date

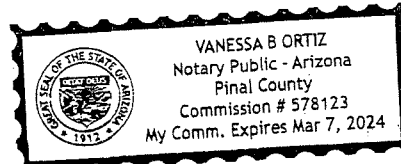


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