



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 07/19/2022 1408

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-080849

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Damacio Andres James Montoya
232 West Douglas Avenue
Coolidge, AZ 85128

SPECIAL WARRANTY DEED

Escrow No. 435-6213344 (BE)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

WJH Sales of AZ LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Damacio Andres James Montoya, a single man, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT ONE HUNDRED FIFTY-FIVE (155) OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, SLIDE 172.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

See Acceptance attached hereto and made a part of.

DATED: July 12, 2022

WJH Sales of AZ LLC, an Arizona Limited Liability Company

By: _____

Name: Katie Madigan

Title: Closing Supervisor

STATE OF Georgia

)ss.

County of Fulton

On July 13, 2022

, before me, the undersigned Notary Public, personally appeared **Katie Madigan, as Closing Supervisor of WJH Sales of AZ LLC, an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

My Commission Expires:

D Bowen
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 10/10/2022

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 205-24-10509
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

WJH Sales of AZ LLC
 3091 Governors Lake Drive NW Suite 300
 Norcross, GA 30071

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

Damacio Andres James Montoya
 232 West Douglas Avenue
 Coolidge, AZ 85128

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

232 West Douglas Avenue
 Coolidge, AZ 85128

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

Damacio Andres James Montoya
 232 West Douglas Avenue
 Coolidge, AZ 85128

(b) Next tax payment due 10/01/2022

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
 b. ☒ Single Family Residence g. ☐ Agriculture
 c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
 ☐ Affixed ☐ Not Affixed
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify:
 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 13 day of July 20 2022

Notary Public

Notary Expiration Date

2022

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL
 FEE NO 2022-080849
 RECORD DATE 07/19/2022

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: \$276,990.00 00

11. DATE OF SALE (Numeric Digits): 07 / 2022
 Month/Year

12. DOWN PAYMENT: \$6370.00 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
 (3) ☐ FHA
 d. ☐ Seller Loan (Carryback) 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 00 AND

briefly describe the Personal Property: 0.00

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):

Damacio Andres James Montoya
 232 West Douglas Avenue
 Coolidge, AZ 85128

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT ONE HUNDRED FIFTY-FIVE (155) OF PICACHO CROSSING, (G/172)

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 13 day of July 20 2022

Notary Public

Notary Expiration Date

