



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Great American Title Agency, Inc.

DATE/TIME: 09/06/2022 1239

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-095829

WHEN RECORDED MAIL TO:
Derek Stoffel
10203 E Kristen St
Queen Creek, AZ 85143

ESCROW NO.: 2032200487-AC

This area reserved for the County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Javier L Garcia, Jr. and Michelle J Garcia, husband and wife

does hereby convey to

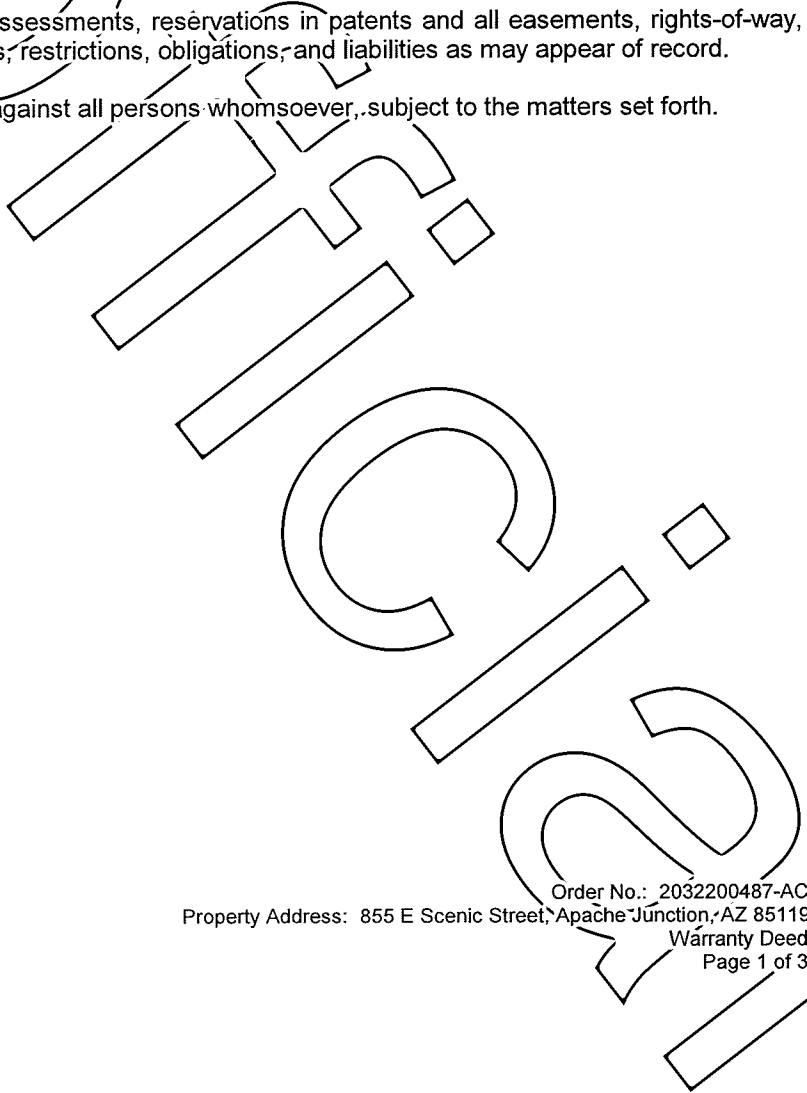
Derek Stoffel, an unmarried man

the following real property situated in Pinal County, 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.

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



Dated: August 22, 2022.

GRANTOR(S):

Javier L Garcia, Jr.

Michelle Garcia
Michelle J Garcia

State of Arizona

County of Maricopa

Signed and sworn to before me the 26 day of Aug, 2022, by Javier L Garcia, Jr. and Michelle J Garcia.

Theresa J Campbell

Notary Public

My commission expires: Aug 24, 2025

Affix stamp/seal:



Large diagonal watermark text: OFFICIALS

EXHIBIT "A"

THE EAST 61.75 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT FROM UNITED STATE OF AMERICA.

HomeLife

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-095829
 RECORD DATE 09/06/2022

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 101-18-02707
 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
Javier L Garcia, Jr. and Michelle J Garcia
855 E Scenic Street
Apache Junction, AZ 85119

3. (a) BUYER'S NAME AND ADDRESS:
Derek Stoffel
10203 E Kristen St
Queen Creek, AZ 85143
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
855 E Scenic Street
Apache Junction, AZ 85119

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Derek Stoffel
855 E Scenic Street
Apache Junction, AZ 85119
 (b) Next tax payment due: October 1, 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
 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.

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: \$ 275000 00

11. DATE OF SALE (Numeric Digits): 09 / 2022
 Month / Year

12. DOWN PAYMENT \$ 60,015 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 b. Barter or trade (2) VA
 c. Assumption of existing loan(s) (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:
 \$ 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 Exhibit "A" attached hereto and made a part hereof.

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: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 6 day of September 20 22
 Notary Public: [Signature]
 Notary Expiration Date: July 30, 2023

Signature of Buyer / Agent: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this 2 day of September 20 22
 Notary Public: [Signature]
 Notary Expiration Date: 4-15-2024

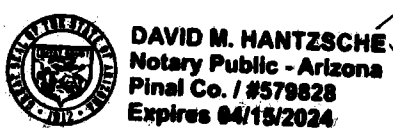
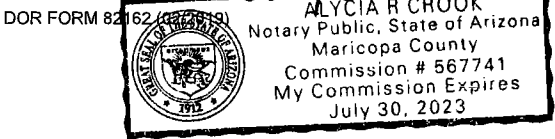


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