

3



OFFICIAL RECORDS OF PINAL COUNTY RECORDER Dana Lewis

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO Law Offices of James E. Lund 249 East Fourth Avenue Escondido, CA 92025

DATE/TIME: 10/27/2022 1027 FEE: \$30.00 PAGES: 3 FEE NUMBER: 2022-110872

MAIL TAX STATEMENTS TO Joel & Prima Zarza 27035 Toyon Ridge Trail Valley Center, CA 92082

space above this line for recorders use

WARRANTY DEED

Assessors Parcel No: 109-28-682

The undersigned declares that the document transfer tax is \$0 and is computed on the full value of interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining thereof at the time of sale. The land, tenements or realty is located in unincorporated area X city of San Tan Valley, AZ 85140-5751

FOR TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, we

Prima Zarza and Joel Zarza, wife and husband as to an undivided 90% interest and Noel E. Zarza and Cecilia Zarza, husband and wife as to an undivided 10% interest, the Grantors

hereby convey and grant to

Prima Zarza and Joel Zarza, Trustees of the Joel E.D. Zarza and Prima Zarza Family 2003 Living Trust UDT-02/27/2003, the Grantees

the following described real property in the County of Pinal, State of Arizona, commonly known as

1558 E. Christopher Street, San Tan Valley, AZ 85140, and described as Lot 64, Pecan Creek - North Parcel 4, according to Cabinet D, Slide 137, records of Pinal County, Arizona. with the title being conveyed to the Grantees as set forth in the attached Acceptance by Grantee,

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, and easements of record.

AND THE GRANTORS bind themselves and their successors to warrant the title against its acts and none other, subject to the matters above set forth.

Dated: September 28, 2022

Signature of Joel Zarza

Joel Zarza

Dated: 10/13/2022

Signature of Noel E. Zarza

Noel E. Zarza

Notary Seal: Commonwealth of Pennsylvania - Notary Seal ANGELA FAYE CARPENTER - Notary Public Cumberland County My Commission Expires Aug 11, 2023 Commission Number 1292533

Signature of Prima Zarza

Prima Zarza

Signature of Cecilia Zarza

Cecilia Zarza

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 San Diego)

On September 28, 2022, before me, Alexis Amy Robinson, Notary Public, personally appeared Joel Zarza and Prima Zarza who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed

the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Alexis Ray Robinson



ACCEPTANCE OF CONVEYANCE

Prima Zarza and Joël Zarza, Trustees of the JOEL E. D. ZARZA AND PRIMA ZARZA FAMILY 2003 LIVING TRUST UDT 02/27/2003, state that they have received the real property situated in the Pinal County described as follows:

Lot 64, Pecan Creek - North Parcel 4, according to Cabinet D, Slide 137, records of Pinal County, Arizona,

that each of the undersigned individually and jointly as such Grantees,

hereby declare that it is their intention to accept such conveyance and acquire any said interest and said real property under said Deed as Trustees of the JOEL E. D. ZARZA AND PRIMA ZARZA FAMILY 2003 LIVING TRUST UDT 02/27/2003, and not as tenants in common, and not in joint tenancy, and not in community property with rights of survivorship.

That by the execution delivery of this "Acceptance," the undersigned intend to evidence their acceptance of said Deed and direct that this "Acceptance," to such Deed be attached to such Deed upon its execution and delivery and to record this "Acceptance," together with such Deed.

Dated: *September 28, 2022*

Prima Zarza
Prima Zarza, Trustee of the
JOEL E.D. ZARZA AND PRIMA
ZARZA FAMILY 2003 LIVING TRUST
UDT 02/27/2003

Joel Zarza
Joel Zarza, Trustee of the
JOEL E.D. ZARZA AND PRIMA
ZARZA FAMILY 2003 LIVING TRUST
UDT 02/27/2003

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.

ACKNOWLEDGEMENT

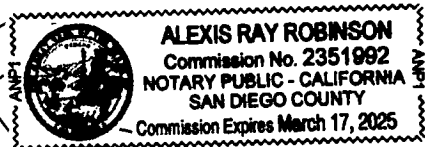
State of California)
County of San Diego)

On September 28, 2022, before me, Alexis Ray Robinson, Notary Public, personally appeared Joel Zarza and Prina Zarza who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alexis Ray Robinson



Handwritten signature: Alexis Ray Robinson