



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 11/04/2022 1206

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-113304

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-141407

WHEN RECORDED MAIL TO

Folajimi Agoro  
12700 N.Rodeo Lane Ave  
Marana, AZ 85653

A.P.N.: 509-84-1630

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Caleb Wines and Brandy Wines, husband and wife**

Do/does hereby convey to

**Folajimi Agoro, a single man**

The following real property situated in Pinal County, Arizona

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION**

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: October 26, 2022

Please continue to page 2 for Signature and Notary

Caleb Wines

Caleb Wines

Brandy Wines

Brandy Wines

State of Arizona

County of Maricopa

On this 2 day of <sup>November</sup> ~~October~~, 2022, before me personally appeared Caleb Wines, 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.

Shanell Peterson

Notary Public



State of Arkansas

County of Union

On this 27 day of October, 2022, before me personally appeared Brandy Wines, 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.

Keri Groves

Notary Public



**Exhibit "A"**  
**Legal Description**

Lot 63, AVALON, PHASE A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Cabinet E, Slide 76.

HOFFMAN'S

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel: 509-84-1630  
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 (no more than four):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
FEE NO 2022-113304  
RECORD DATE 11/04/2022

**2. SELLER'S NAME AND ADDRESS:**

Caleb Wines and Brandy Wines  
2950 Columbia Road 27.South  
Magnolia, AR 71753

**10. SALE PRICE:** \$464,000.00

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

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

Folajimi Agoro  
12700 N Rodeo Lane Ave  
Marana, AZ 85653

**12. DOWN PAYMENT:** \$92,800.00

**13. METHOD OF FINANCING:**  
e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
f.  Other financing; Specify:  
d.  Seller Loan (Carryback)

(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

3552 North Excalibur Place, Casa Grande, AZ 85122

**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% or more? Yes  No   
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: N/A

**5. (a) MAIL TAX BILL TO:**

12700 N Rodeo Lane Ave  
Marana, AZ 85653

(b) Next tax payment due April 1, 2023

**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% or more? Yes  No

If Yes, briefly describe the solar/energy efficient components:  
N/A

**6. PROPERTY TYPE (for Primary Parcel): (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: \_\_\_\_\_

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

Premier Title Agency  
2065 S Cooper Road Suite 1  
Chandler, AZ 85286

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 above, please check one of the following:

To be used as a primary residence.  Owner occupied, not a primary residence.

To be rented to someone other than "family member."

See reverse side for definition of a "primary residence" or "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.

**18. LEGAL DESCRIPTION (attach copy if necessary)**

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

**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: \_\_\_\_\_

**SIGNATURE / NOTARY AVAILABLE ON PAGE 2**



**Exhibit "A"**  
**Legal Description**

Lot 63, AVALON PHASE A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Cabinet E, Slide 76.

W  
O  
R  
K  
S