



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 11/22/2022 1211
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-117436

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 68220926-068-SZ2

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Jesus Ramon Mendivil Leyva
2834 N. Blossom Ln
Casa Grande, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Sierra Dawn Fletcher, an unmarried woman

("Grantor") conveys to

Jesus Ramon Mendivil Leyva and Jenisse Araceli Davila Maytorena, husband and wife

the following real property situated in **Pinal County, ARIZONA:**

Lot 22, of Villago Parcel 15, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 30.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: November 15, 2022

Grantor(s):



Sierra Dawn Fletcher

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Ohio
County of Licking

The foregoing document was acknowledged before me this

16th day of November 2022

by Sierra Dawn Fletcher

(Seal)



Carl D DeMatteo
Notary Public, State Of Ohio
My Commission Expires Oct. 10, 2027



Notary Public

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Jesus Ramon Mendivil Leyva and Jenisse Araceli Davila Maytorena, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated November 15, 2022, and executed by Sierra Dawn Fletcher, an unmarried woman as Grantors, to Jesus Ramon Mendivil Leyva and Jenisse Araceli Davila Maytorena, husband and wife as Grantees, and which conveys the real property described as:

Lot 22, of Villago Parcel 15, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 30.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: November 17, 2022

GRANTEES:

Jesus Ramon Mendivil Leyva
Jesus Ramon Mendivil Leyva

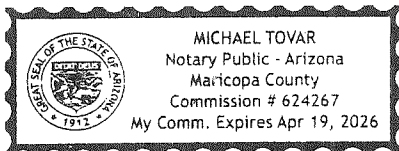
Jenisse Araceli Davila Maytorena
Jenisse Araceli Davila Maytorena

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

State of AZ
County of Pinal

The foregoing document was acknowledged before me this 21 day of November 2022
by Jesus Ramon Mendivil Leyva and Jenisse Araceli Davila Maytorena

(Seal)



[Signature]
Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 515-37-653
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Sierra Dawn Fletcher
7003 Palmer Rd
Etna, OH 43046

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

Jesus Ramon Mendivil Leyva
1669 E Jardin Place
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

2834 N Blossom Ln
Casa Grande, AZ 85122

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

Jesus Ramon Mendivil Leyva
2834 N Blossom Ln
Casa Grande, AZ 85122

(b) Next tax payment due MARCH 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: 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: _____

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]
Signature of Seller / Agent
State of Ohio, County of Licking
Subscribed and sworn to before me on this 16 day of Nov 2022
Notary Public [Signature]
Notary Expiration Date 10-10-2027

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	<u>PINAL</u>
FEE NO	<u>2022-117436</u>
RECORD DATE	<u>11/22/2022</u>

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: _____

10. SALE PRICE: \$ 385,000.00

11. DATE OF SALE (Numeric Digits): 10 / 22
Month / Year

12. DOWN PAYMENT \$ 38,500.00

13. METHOD OF FINANCING:
- a. Cash (100% of Sale Price)
 - b. Barter or trade
 - c. Assumption of existing loan(s)
 - d. Seller Loan (Carryback)
 - e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (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: \$ > 0 00 AND
briefly describe the Personal Property: N/A

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.

Signed in counterpart
Signature of Buyer / Agent
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____



Carl D DeMatteo
Notary Public, State Of Ohio
My Commission Expires Oct. 10, 2027

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Signed in counterpart
Signature of Seller / Agent
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
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BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Jesus Ramon Mendivil Leyva
Signature of Buyer / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 22 day of Nov 2022
Notary Public _____
Notary Expiration Date 4/19/2026



EXHIBIT "A"
Legal Description

Lot 22, of Villago Parcel 15, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 30.